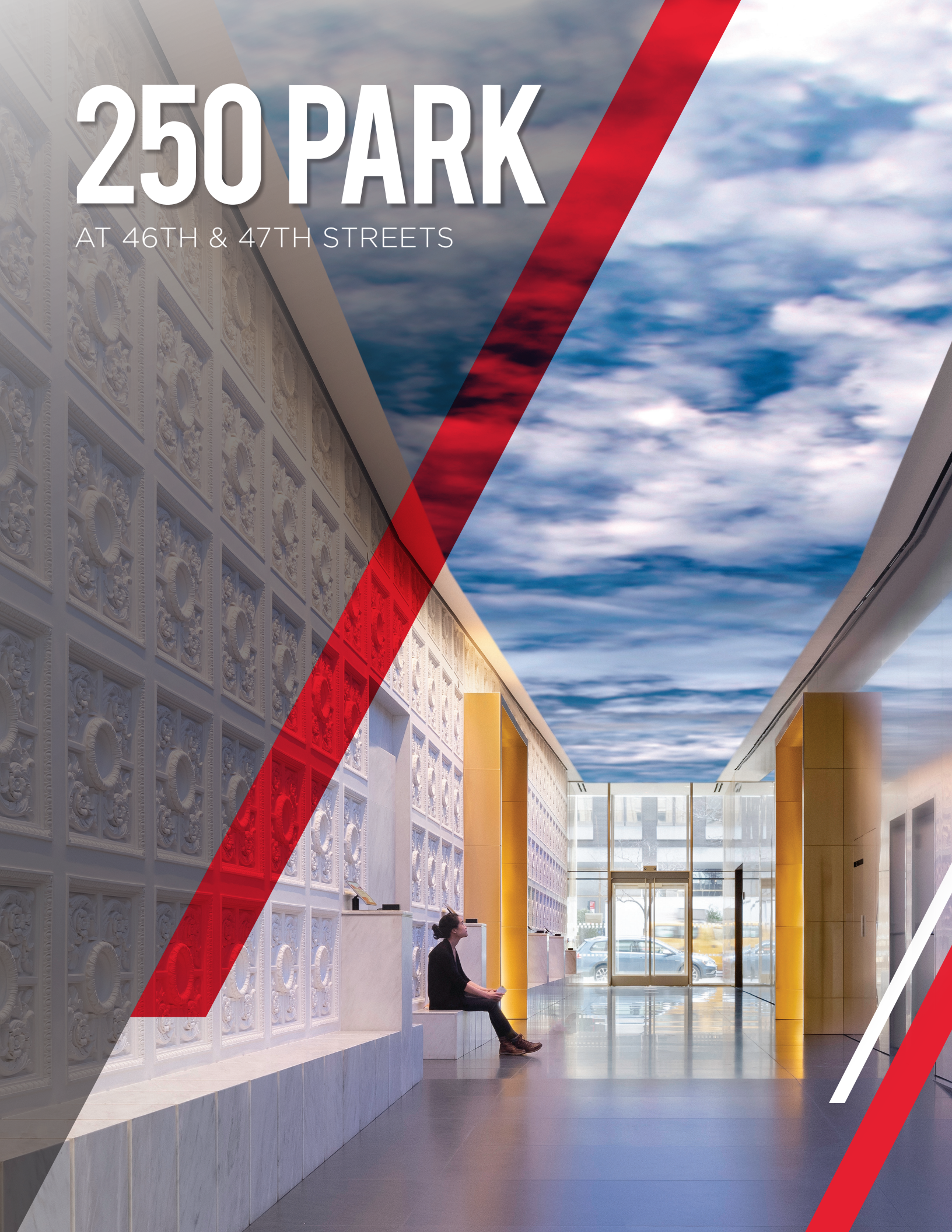
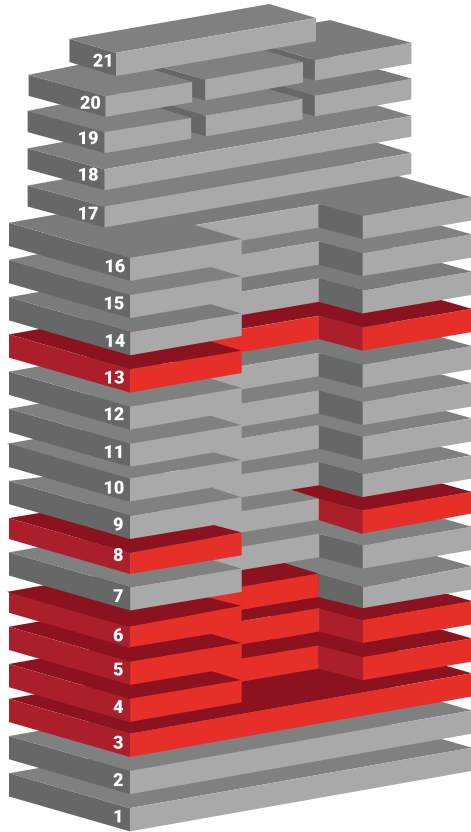


250 PARK

AT 46TH & 47TH STREETS



CURRENT AVAILABILITIES



SPACE	AREA	COMMENTS
ENTIRE 13	29,411 SF	DEMOLISHED WITH NEW REST ROOMS
PARTIAL 8	7,840 SF	PREBUILT
PARTIAL 8	4,703 SF	PREBUILT
PARTIAL 6	19,853 SF	BUILT SPACE
ENTIRE 5	29,212 SF	BUILT SPACE Divisible to: Suite 1 – 14,483 RSF or Suite 2 – 14,729 RSF
ENTIRE 4	29,212 SF	BUILT SPACE Divisible to: Suite 1 – 15,693 RSF or Suite 2 – 13,519 RSF
ENTIRE 3	31,813 SF	BUILT SPACE Divisible to: Suite 1 – 14,586 RSF or Suite 2 – 17,227 RSF
LEASE TERM FOR ALL AVAILABLE SPACE NOW THROUGH 12/31/2028		

FLOORS 3-5 ARE DIVISIBLE

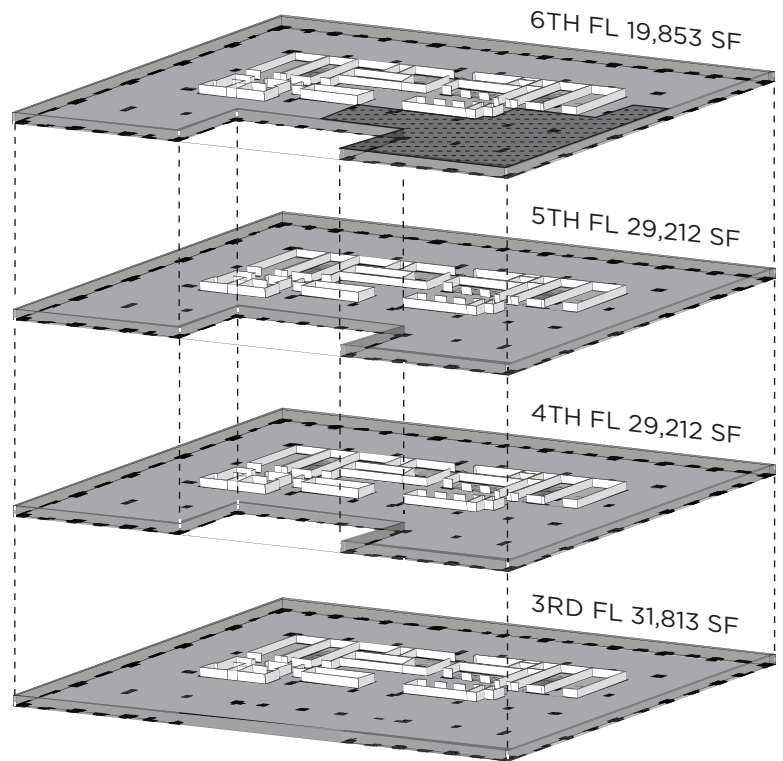
PREMIUM PACKAGE AVAILABLE FOR ALL SPACES: In exchange for a rent premium, landlord will provide furniture and cover moving and wiring costs for all new leases.

150% OF ONE FULL COMMISSION WILL BE PAID ON LEASES MADE ON THE 3RD, 4TH, 5TH AND 6TH FLOORS



LARGE BLOCK OPPORTUNITY

110,000 SF
CONTIGUOUS
BLOCK



**150% OF ONE FULL COMMISSION WILL BE PAID ON LEASES
MADE ON THE 3RD, 4TH, 5TH AND 6TH FLOORS**



FLOOR PLANS

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	2
Conf. Room (8)	1
Private office	60
Work Bench	18
Workstations	59
Pantry	2
Mail Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	3

3RD FLOOR Existing Conditions Plan



PARK AVENUE

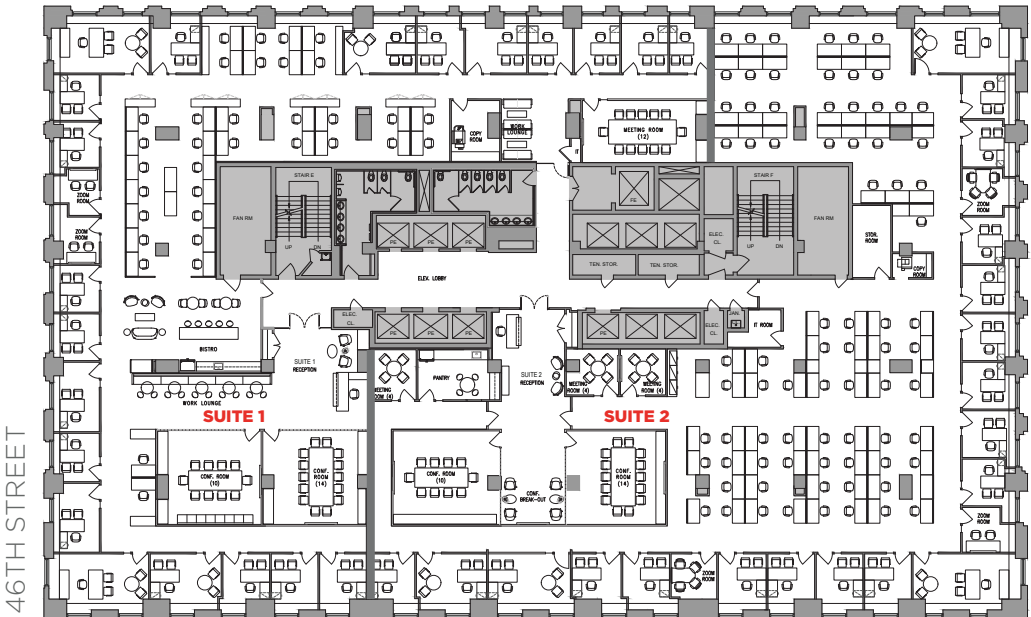
SUITE 1 - 14,586 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (12)	1
Private Office	21
Work Bench	34
Work Lounge	2
Zoom Room	2
Bistro	1
Copy Room	1
IT Closet	1

SUITE 2 - 17,227 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (4)	3
Private Office	19
Work Bench	73
Zoom Room	3
Pantry	1
Copy Room	1
IT Room	1
Storage Room	1

3RD FLOOR Proposed Demised Plan



PARK AVENUE

FLOOR PLANS

4TH FLOOR Existing Conditions Plan

SPACE SUMMARY	TOTAL
Reception	1
Boardroom (24)	1
Conf. Room (12)	1
Huddle Room (6)	2
Private Office	15
Work Bench	10
Workstations	95
Pantry	2
Copy Room	2
IT Room	1
Storage Room	2
Storage Closets	8



PARK AVENUE

SUITE 1 - 15,693 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (12)	1
Meeting Room (8)	1
Private Office	5
Work Bench	94
Work Lounge	1
Huddle	1
Zoom Room	2
Pantry	1
Copy Room	1
IT Room	1
Storage Closet	4
Storage Room	1

SUITE 2 - 13,519 RSF

SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (12)	1
Meeting Room (4)	3
Private Office	8
Work Bench	51
Work Lounge	1
Zoom Room	1
Pantry	1
Copy Room	1
IT Room	1
Storage Room	4

4TH FLOOR Proposed Demised Plan



PARK AVENUE

FLOOR PLANS

5TH FLOOR Existing Conditions Plan

SPACE SUMMARY	TOTAL
Reception	1
Board Room (20)	1
Conf. Room (10)	1
Conf. Room (8)	2
Conf. Room (5)	2
Private office	42
Work Bench	58
Workstations	23
Bistro	1
Pantry	2
Wellness Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	4
Storage Closet	4



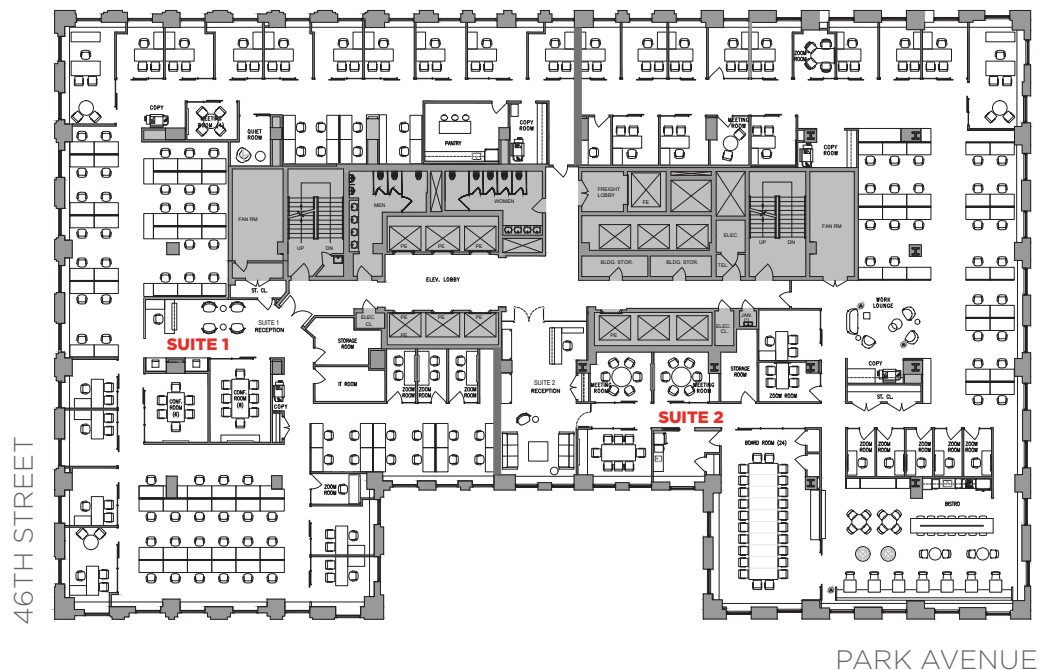
SUITE 1 - 14,483 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (8)	1
Meeting Room (4)	1
Private Office	16
Work Bench	71
Zoom Room	4
Pantry	1
Quiet Room	1
Copy Room/Alcove	3
IT Room	1
Storage Room/Closet	2

SUITE 2 - 14,729 RSF

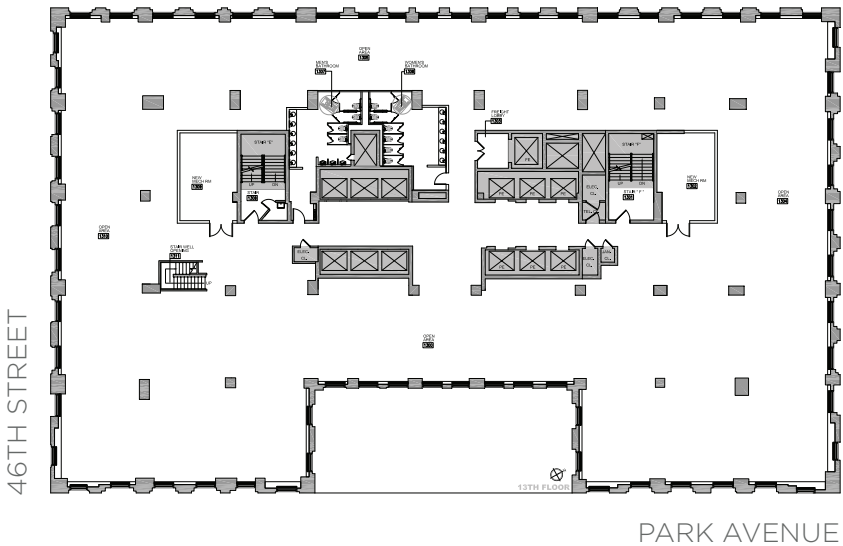
SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (8)	1
Meeting Room (2)	1
Meeting Room (6)	2
Private Office	14
Work Bench	27
Work Lounge	1
Zoom Room	7
Bistro	1
Pantry	1
Copy Room/Alcove	2
IT Room	1
Storage Room/Closet	2

5TH FLOOR Proposed Demised Plan

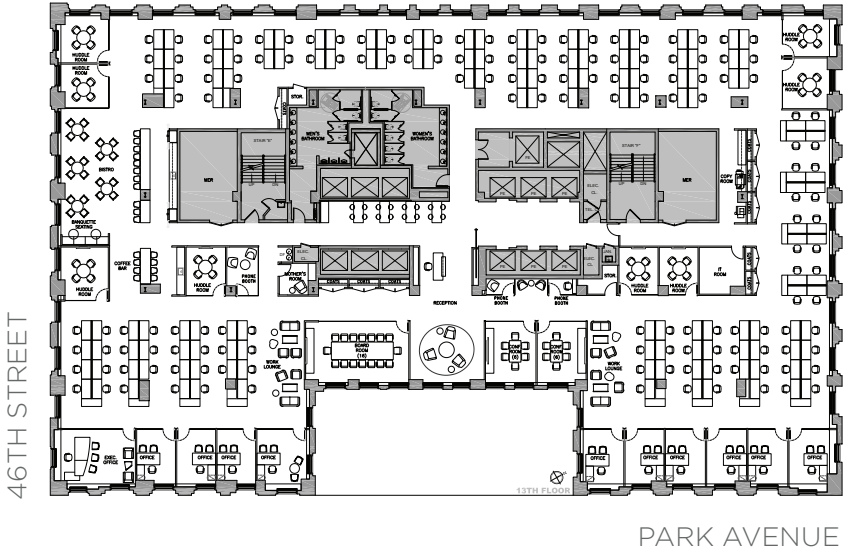


FLOOR PLANS

13TH FLOOR
Existing Conditions Plan

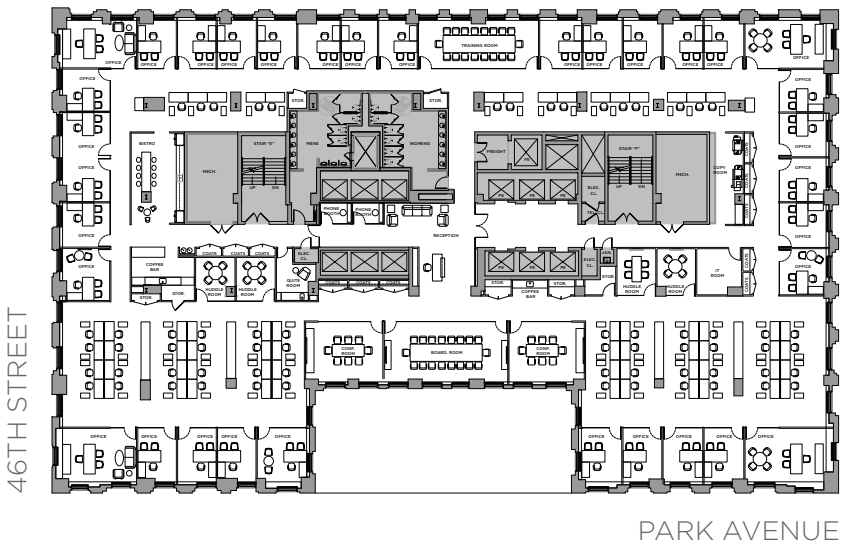


13TH FLOOR
Proposed Creative Plan



SPACE SUMMARY	TOTAL
Reception	1
Conf. Rm (6)	2
Conf. Rm (16)	1
Executive Office	1
Private office	10
Work Bench	151
Work Lounge	2
Huddle Rm	8
Bistro	1
Copy Room	1
IT Room	2
Storage Closet	2
Phone Room	3
Coffee Bar	1

13TH FLOOR
Proposed Office Intensive Plan



SPACE SUMMARY	TOTAL
Reception	1
Conf. Rm (8)	2
Conf. Rm (18)	1
Training Room	1
Executive Office	4
Private office	30
Work Bench	63
Quiet Room	1
Huddle Room	1
Bistro	1
Copy Room	1
IT Room	1
Storage Closet	3
Storage Room	4
Phone Room	2
Coffee Bar	1



A map of the Grand Central Terminal area in New York City. The map shows a grid of streets including Madison Ave., Vanderbilt Ave., Park Ave., Lexington Ave., and 3rd Ave. Key landmarks and businesses are labeled: Metro-North Grand Central Entrance, LIRR/ Metro-North Grand Central, 250 PARK (highlighted with a red border), BOBBY VAN'S Steakhouse EST. 1969, MARKET MAKERS URBANSACE SINCE 1972, and GRAND CENTRAL. A Metro-North train line is shown at the bottom with stations 4, 5, 6, S, and 7. Blue bike-sharing icons are placed at various intersections. A red line connects the entrance to the 250 PARK building.

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