

345

PARK

AVE

RUDIN

Take your place
on Park

345 PARK AVE



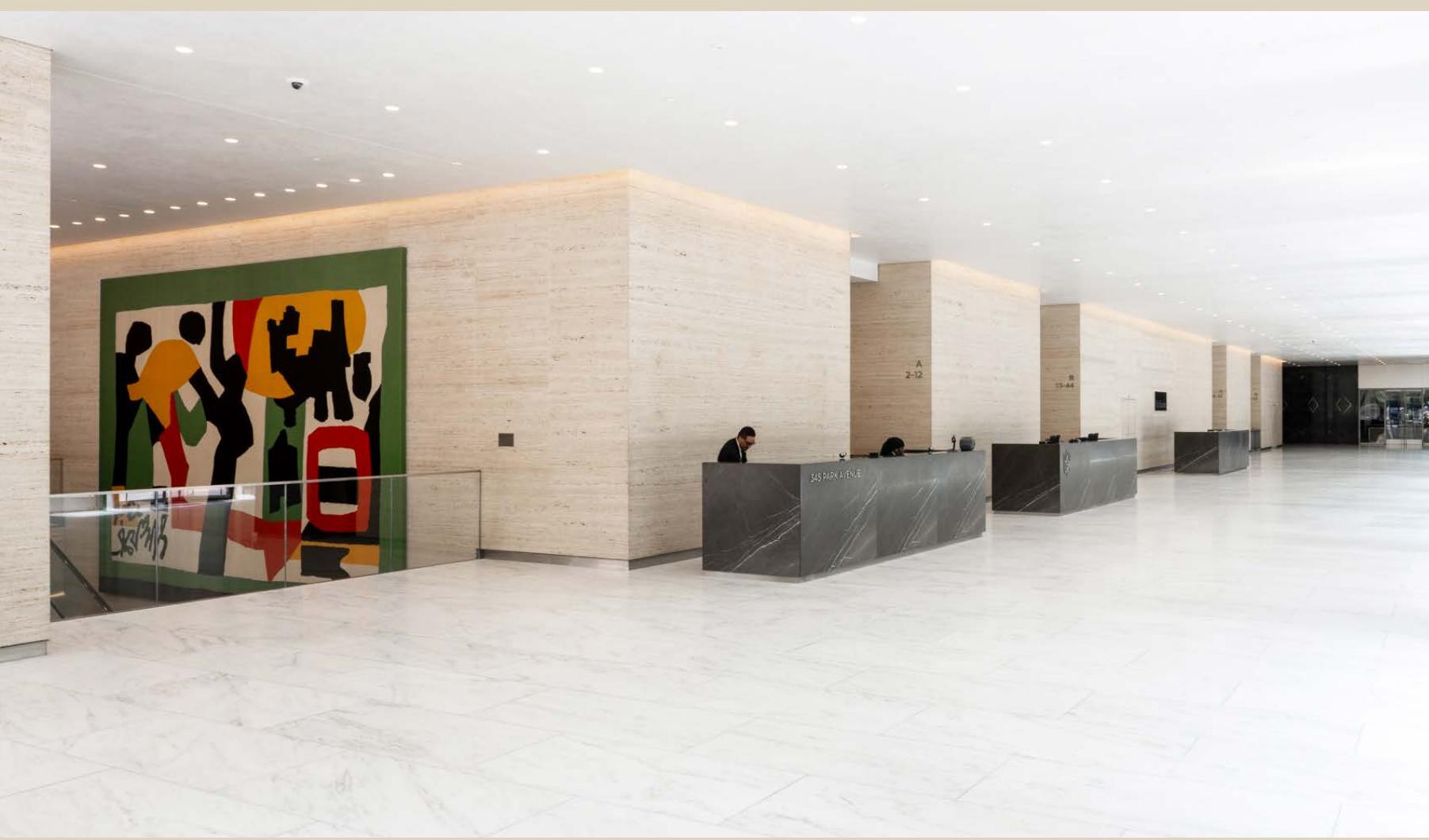
An avenue unlike any other

345 Park Ave gives you the rare opportunity to find yourself in a world-class business destination — Park Avenue.

You will be surrounded by an impressive roster of tenants such as Blackstone, NFL, JPMorgan Chase, and the future world headquarters for Citadel right across the street.

345 PARK AVE





345 PARK AVE

A space that speaks volumes

Total available: 252,832 SF

- › Full-block building with entrances on Park and Lexington avenues
- › 70,000 SF base floor plates
- › 38,000 SF tower floor plates
- › 40,000 SF of planned amenities
- › Virtually column-free tower floors
- › 12'8" slab-to-slab heights
- › On-site parking, featuring more than 150 spots

E23: 37,913 RSF
E22: 37,913 RSF
TOTAL: 75,826 RSF

Available now

E13: 36,253 RSF

Available now

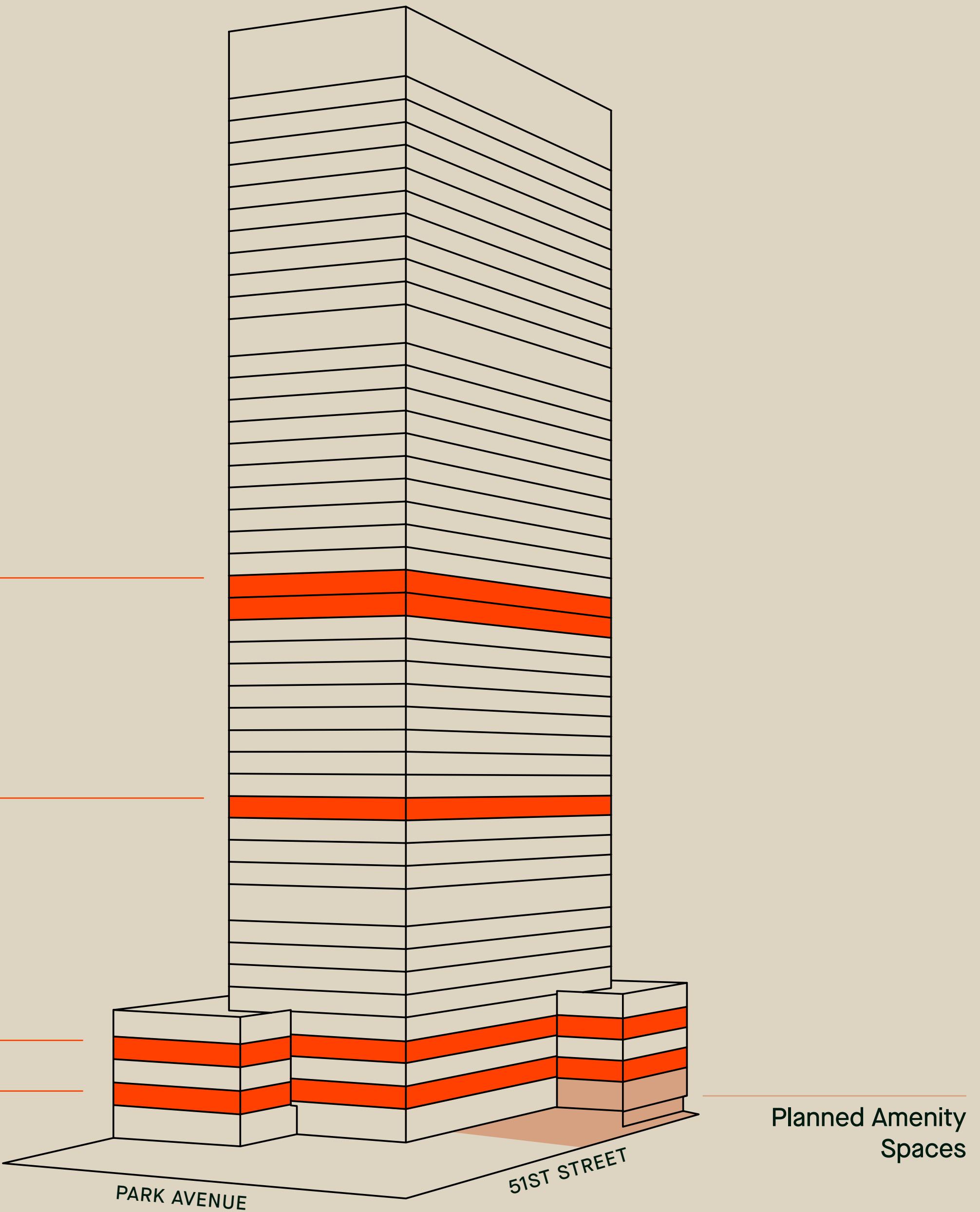
E4: 70,400 RSF

Available now

E2: 70,353 RSF

Available now

345 PARK AVE



Amenities to call your own

Coming soon are an array of mindfully planned amenities designed to delight. You'll come to expect al fresco dining, a health and fitness center, and spaces that can accommodate anything from breakfast and lunch meetings to after-work entertainment and company functions.

- » Elevated and casual dining options
- » Versatile lounge
- » Wellness and fitness center

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◆ Fine dining



◆ Al fresco plaza dining

Test fits

› Trading

345
PARK
AVE

Podium floors

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WORK SEATS

Office (130 & 250 SF)

18

Trading desk (5')

573

Total seats

591

COLLABORATION

Enclosed conf seats

155

Open collab seats

32

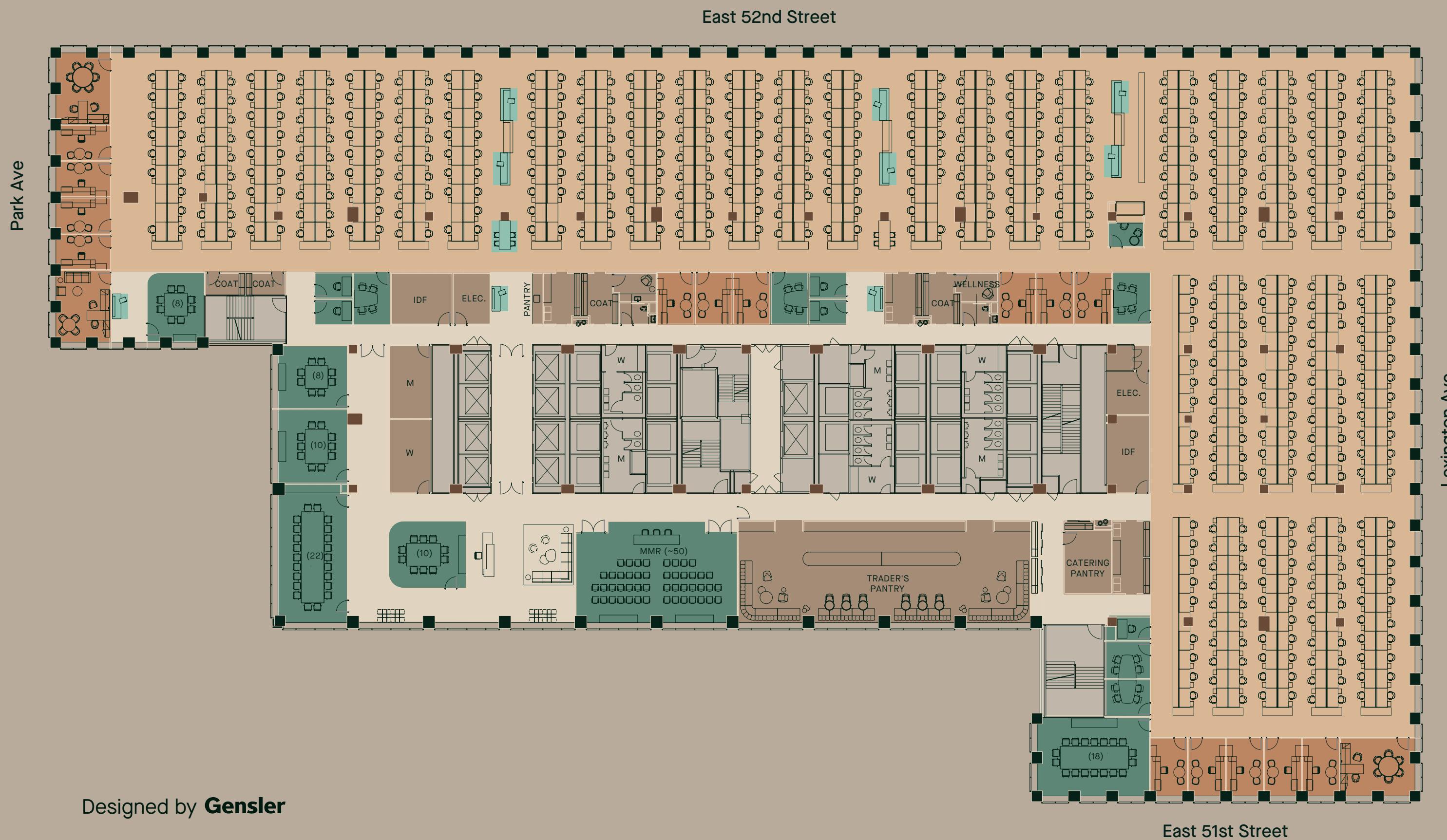
Total collab seats

187

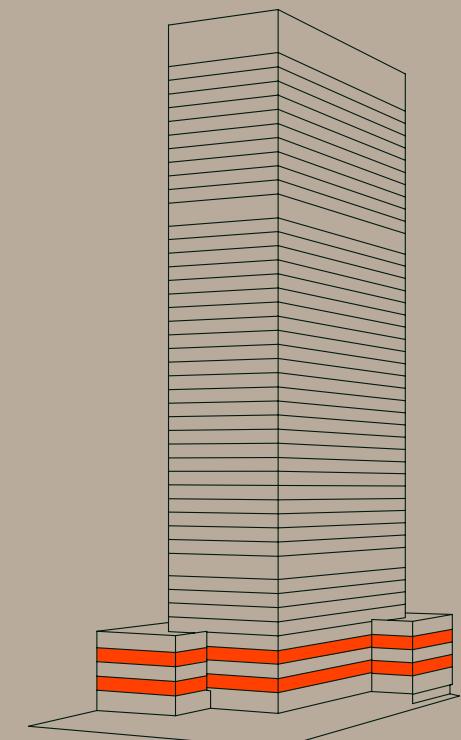
DETAILS

Ceiling Height

13'7"



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RUDIN

Test fits

» Financial Service (Non-Traditional)

345
PARK
AVE

Podium floors

WORK SEATS
Office (115 SF)
33

Workstation (6' bench)
294

Total seats
327

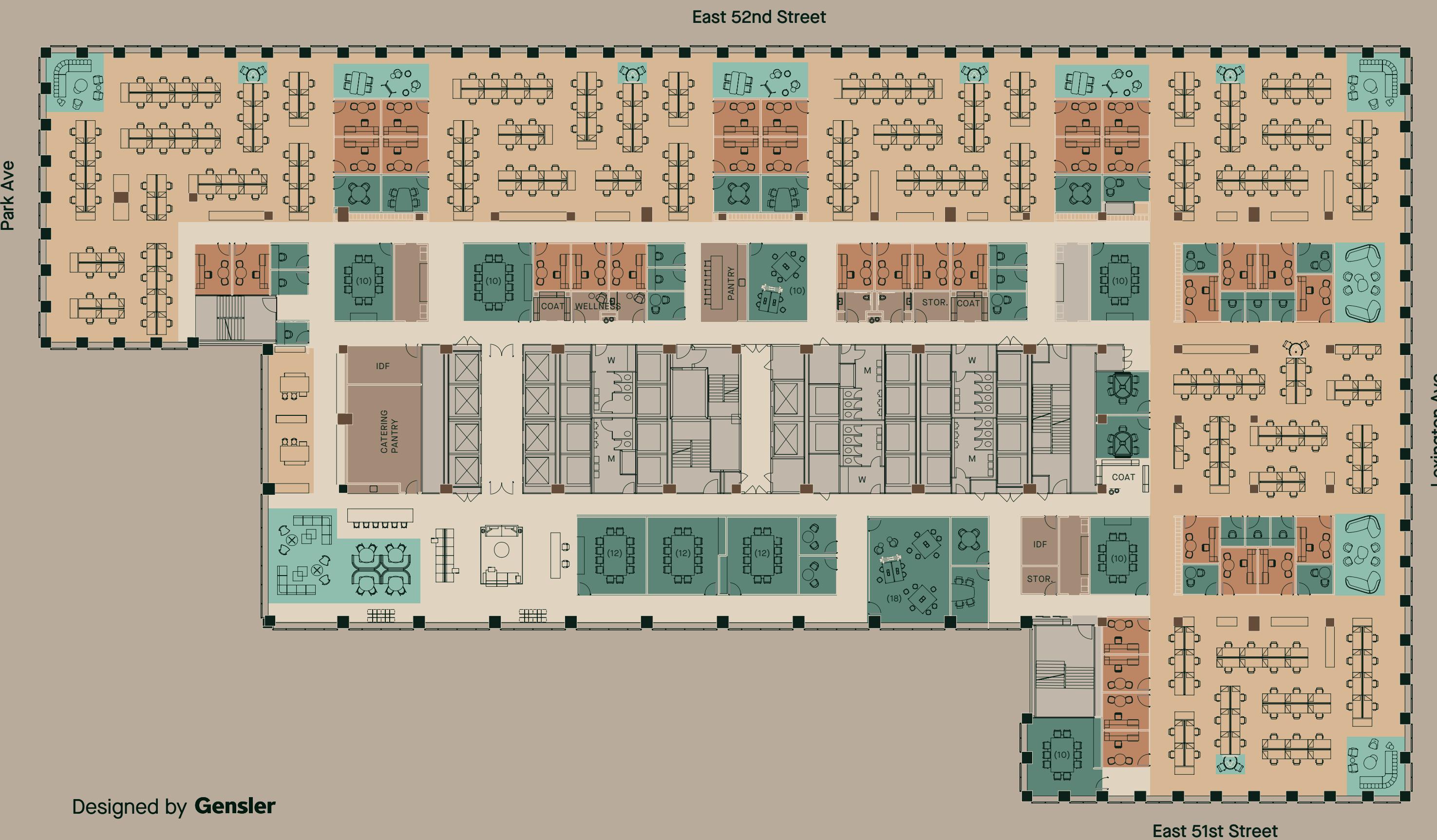
COLLABORATION
Enclosed conf seats
183

Open collab seats
80

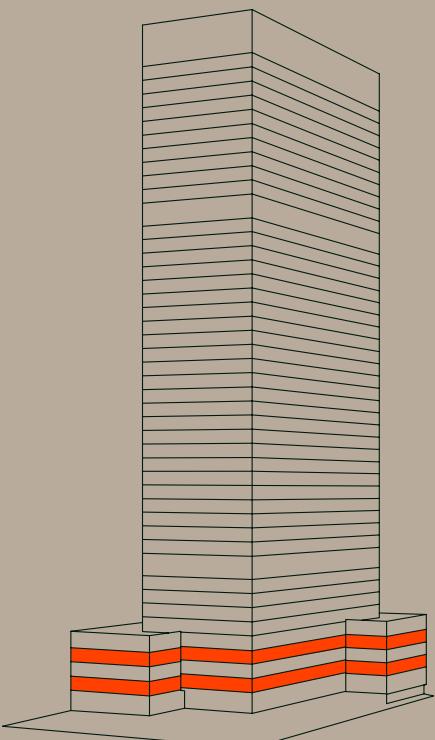
Total collab seats
263

DETAILS

Ceiling Height
13'7"



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Test fits

» Financial Service (Non-Traditional)

345
PARK
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Tower floors

WORK SEATS

Office (115 SF)
18

Workstation (6' bench)
164

Total seats
182

COLLABORATION

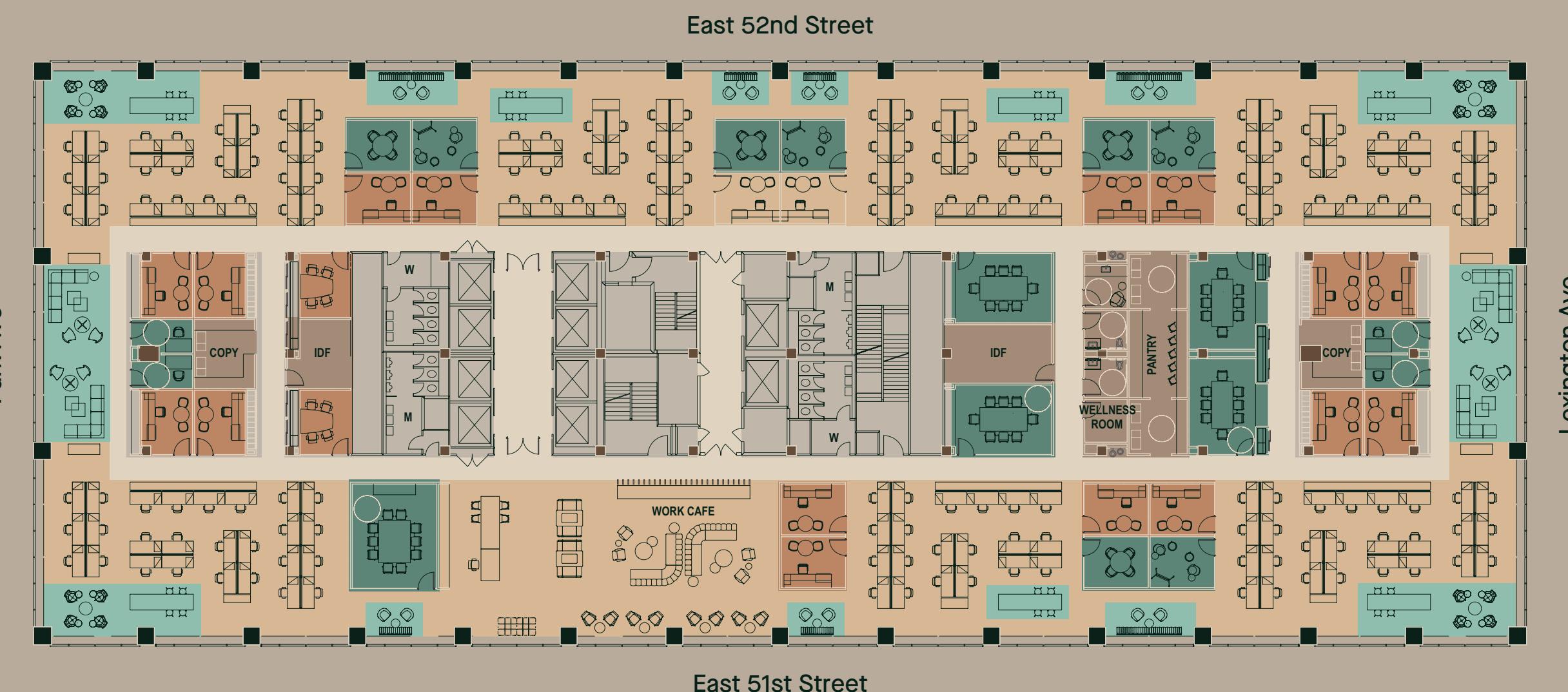
Enclosed conf seats
86

Open collab seats
96

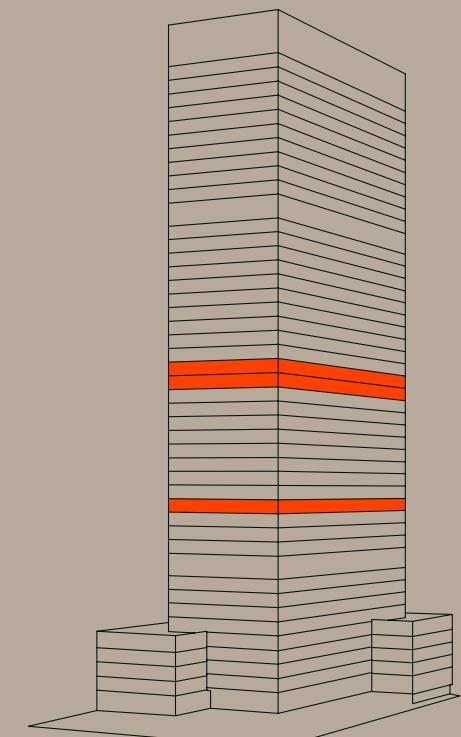
Total collab seats
182

DETAILS

Ceiling Height
13'7"



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Test fits

» Financial Service (Traditional)

345
PARK
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Tower floors

WORK SEATS

Office (115 SF)

27

Workstation (6' bench)

160

Total seats

187

COLLABORATION

Enclosed conf seats

62

Open collab seats

55

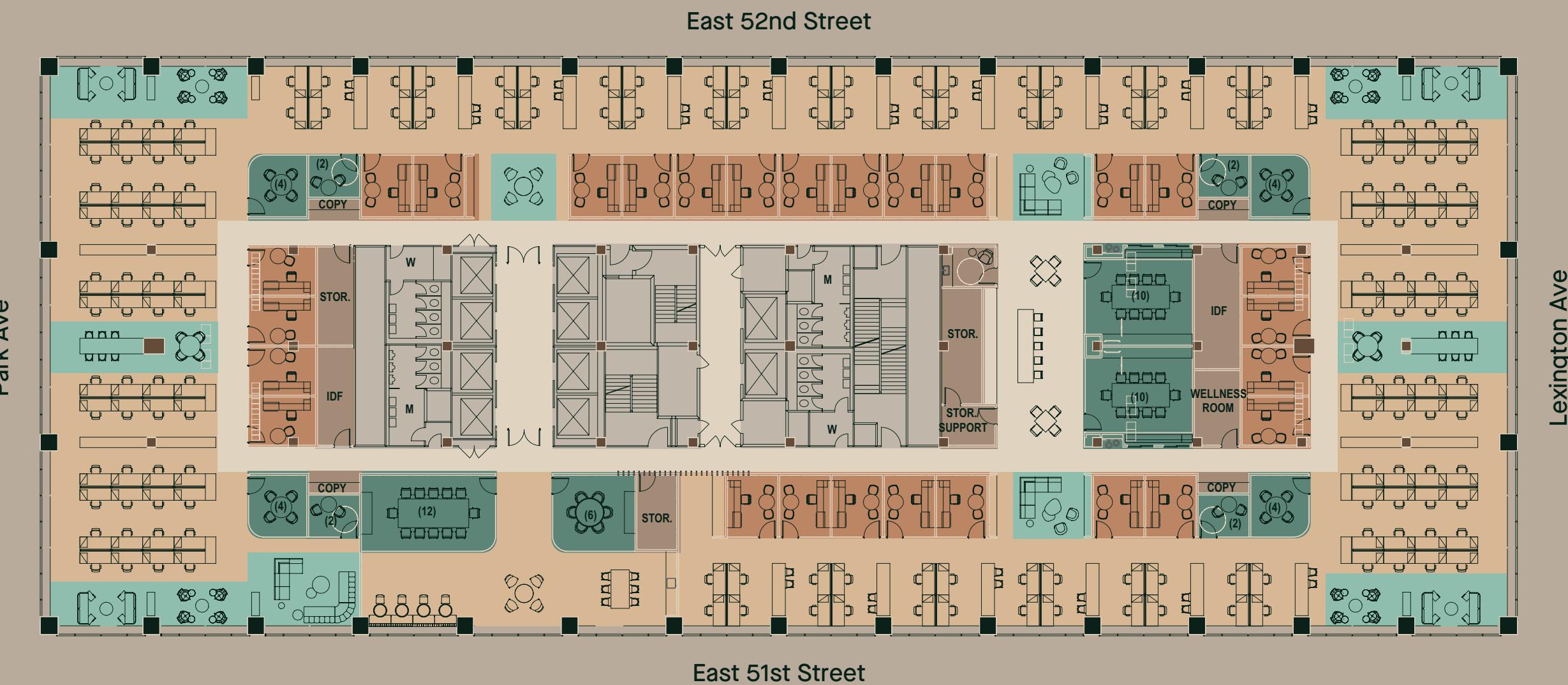
Total collab seats

117

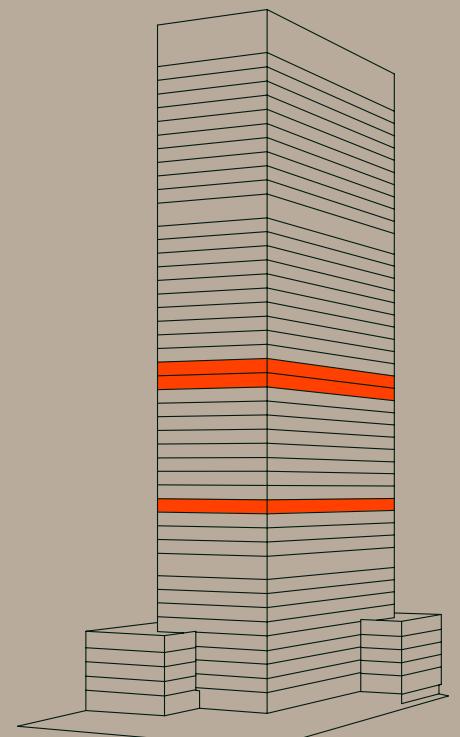
DETAILS

Ceiling Height

13'7"



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» Legal (Universal Office)

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Tower floors

ATTORNEY

Perimeter attny. office

54

Interior assoc. office

28

Total seats

82

CONFERENCE/SUPPORT

Conference seats

56

Support staff - secretary

12

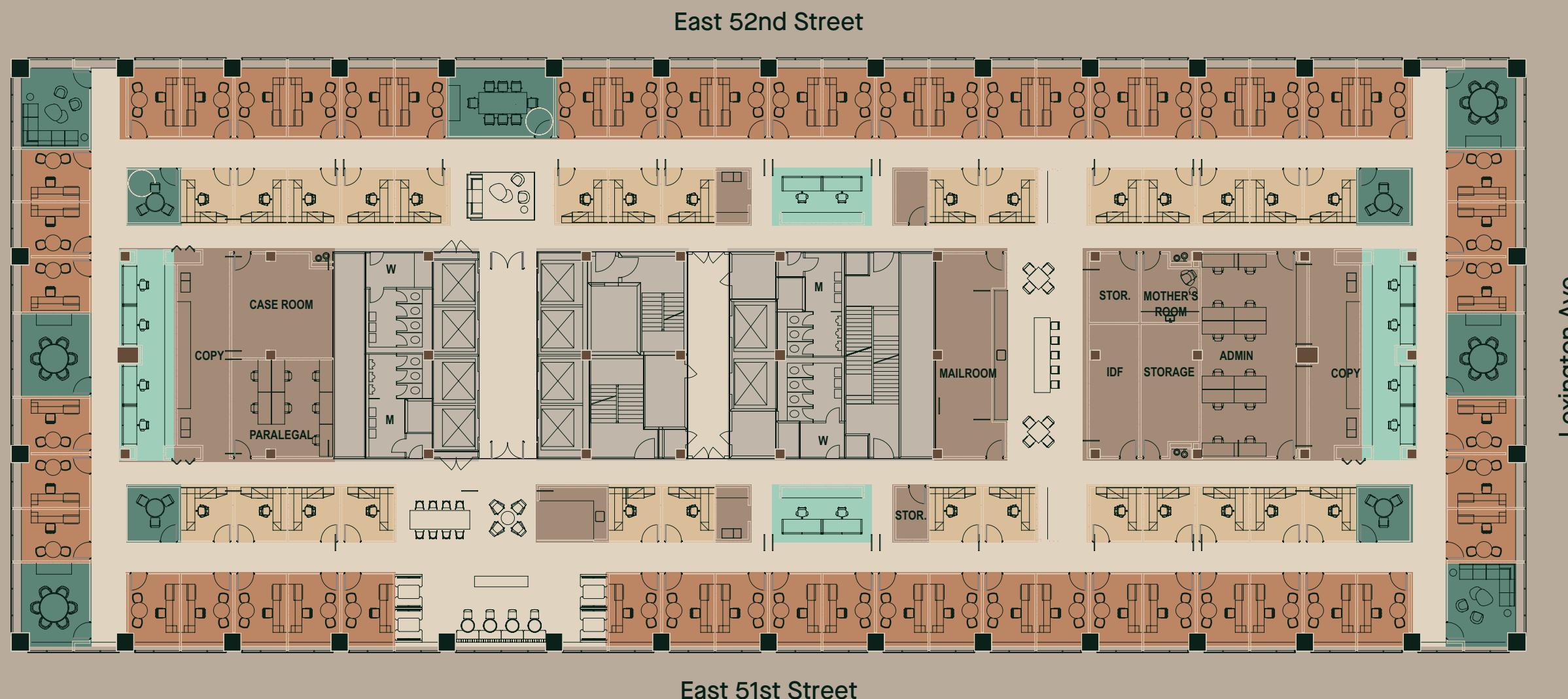
Total conference/support seats

68

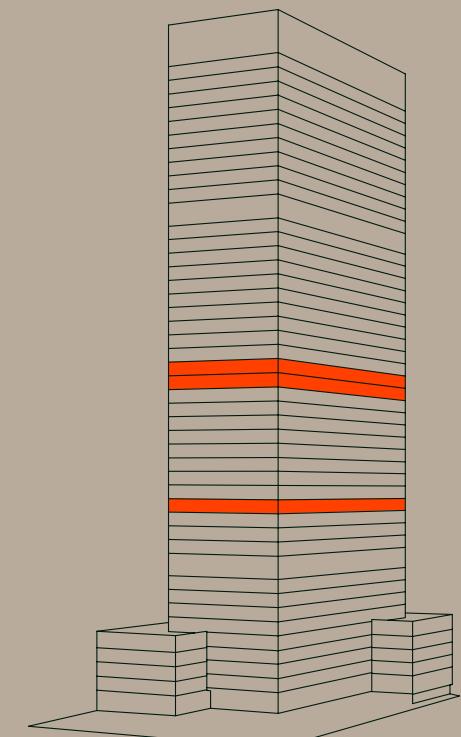
DETAILS

Ceiling Height

13'7"



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» Legal (Two Office Sizes)

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Tower floors

ATTORNEY
Perimeter partner office (190 SF)
22

Assoc. office (95 and 120 SF)
52

Total seats
74

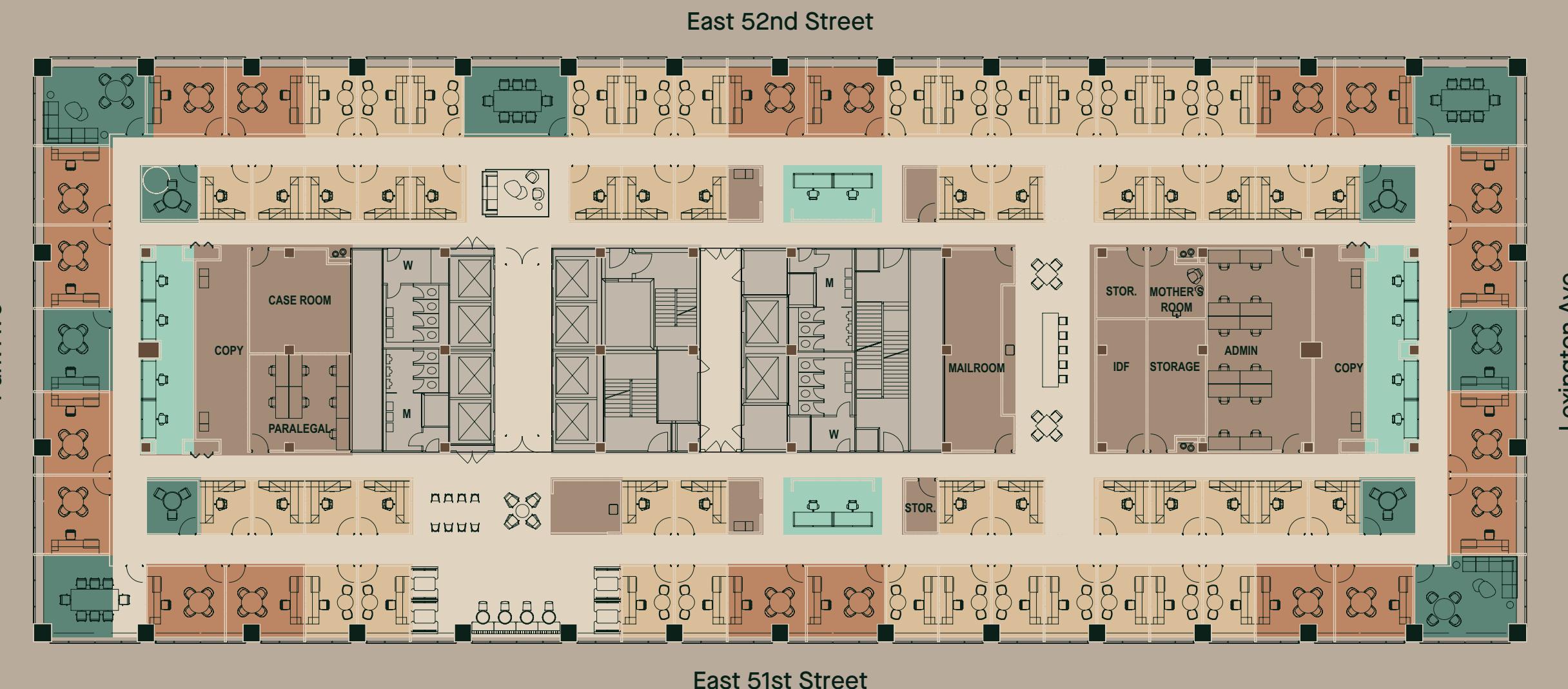
CONFERENCE/SUPPORT
Conference seats
52

Support staff - secretary
12

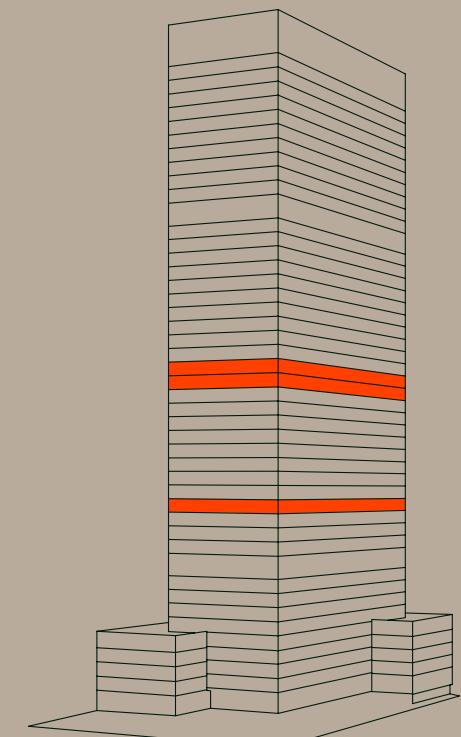
Total conference/support seats
64

DETAILS

Ceiling Height
13'7"



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◆ Base Floor Trading



◆ Base Floor Financial Services



◆ Tower Floor Financial Services



 Tower Floor Legal



Tower Floor Boutique Financial

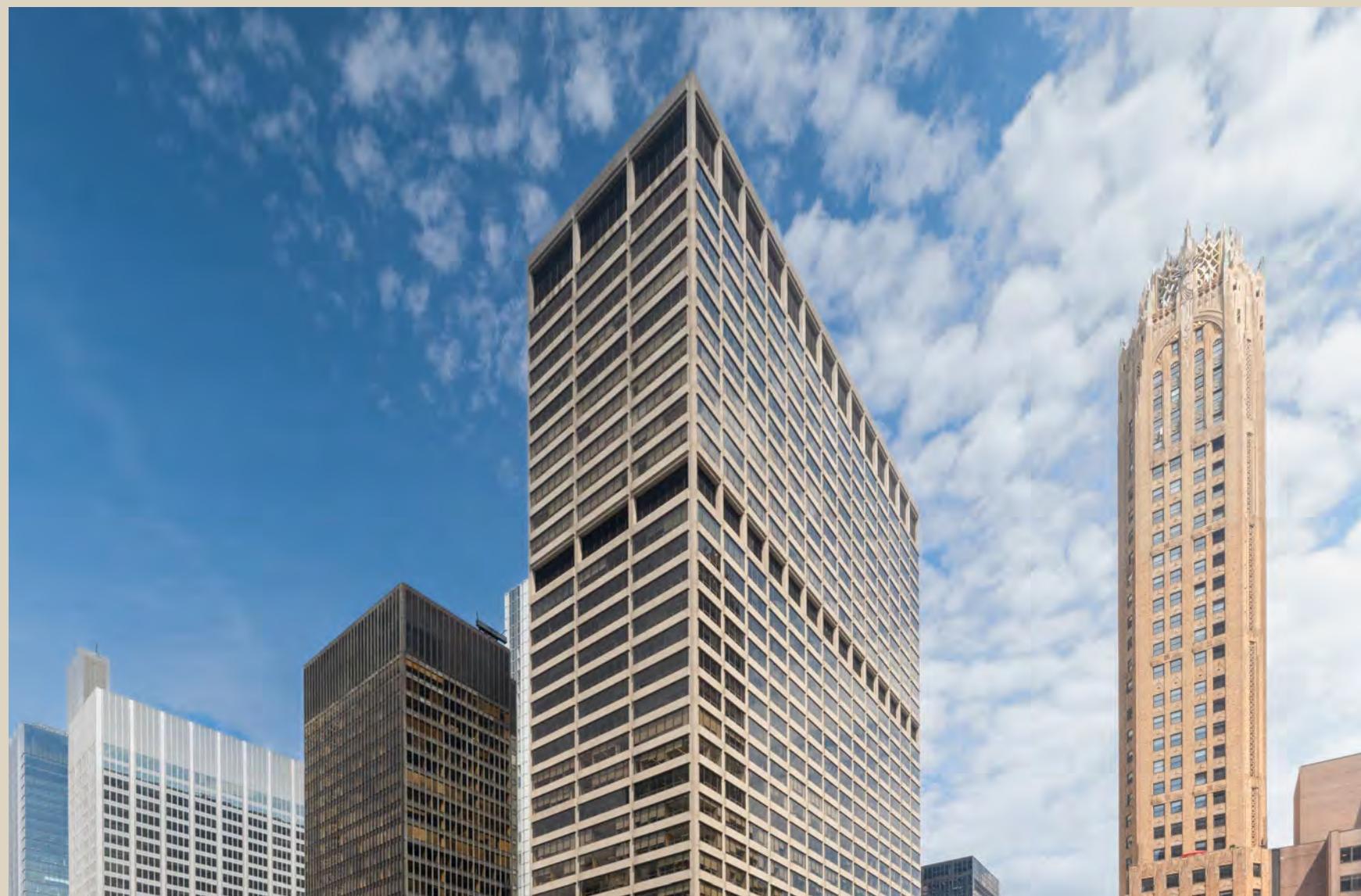
The envy of other neighborhoods

One of the few buildings in Manhattan with its own zip code, 345 Park lets you feel like you are in a world of your own. While you are surrounded by the energy of the city, world-class shopping and dining, the iconic boulevard, and atmosphere of the area offer a refreshing respite you didn't know existed.

- See
- Dine & Drink
- Stay
- Shop

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World-class access, from your front door

Enjoy proximity to public transit in a way you never thought possible. 345 Park offers access to the 6 train right outside your door and is only few blocks from the historical Grand Central Terminal.

Subway

E **M** **4** **5** **6** **7** **S**

Lexington Ave & 53 rd St	1 min walk
5 th Ave & 53 rd St	3 min walk
Grand Central	7 min walk

Bus

Plethora of local and commuter bus access from Lexington Avenue

Trains

MetroNorth, LIRR

345 PARK AVE



The Rudin Way

Founded in 1925 by Samuel Rudin, Rudin is a cornerstone of New York City's evolving real estate landscape. Led by the Rudin family for four generations, we cultivate communities with a deep connection and unwavering commitment to transforming New York.

From iconic landmarks to cutting-edge developments, Rudin sets the standard for excellence in office and residential real estate, focusing on sustainability, technology and innovative design. More than creating spaces, we curate experiences that inspire, empower and endure. Our people embody inventive thinking and best-in-class service. We are partners in progress, collaborating with tenants, stakeholders and city leaders to create lasting value and opportunity, building a higher quality of life for all New Yorkers.

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For leasing inquiries, please contact us

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