

P R K
A V E
Γ W R

TABLE OF CONTENTS

Click links below to view sections

[Introduction](#) — 4

[Design Team](#) — 10

[Workspace](#) — 22

[Prebuilts](#) — 40

[Penthouse](#) — 54

[The Club](#) — 62

[Fitlore](#) — 72

[Location](#) — 76

[Contact](#) — 82

PARK AVENUE TOWER

A BRILLIANT RE-BEGINNING

EQ Office proudly introduces a new concept that features a reimagined plaza, renovated lobby, exclusive amenity space and a building within a building opportunity.

PARK AVENUE TOWER



REIMAGINED

Park Avenue Tower sits proudly off Park Avenue between 55th and 56th Streets, surrounded by many of the world's finest financial institutions and cultural destinations. This 36-story tower boasts breathtaking views of the New York City skyline and Central Park.

Extensive capital improvements include:

- New outdoor plaza
- Renovated lobby
- New destination dispatch elevators
- The Club, a 20,000 sq ft amenity space that includes a FitLore operated wellness and fitness center, daily curated grab-and-go food service, recreation lounge, and conference center

PARK AVENUE TOWER







DESIGN TEAM

Originally designed by internationally renowned architect Helmut Jahn, Park Avenue Tower’s distinctive exterior, including signature crown pyramid, enhances its standing as a symbol of Park Avenue. From the newly imagined plaza by MdeAS Architects, the Prebuilts designed by Gensler, and the beautifully appointed lobby and club amenity floor designed by González Architects, Park Avenue Tower sets a new standard in modern office experiences.

PARK AVENUE TOWER



PLAZA - EAST FACING



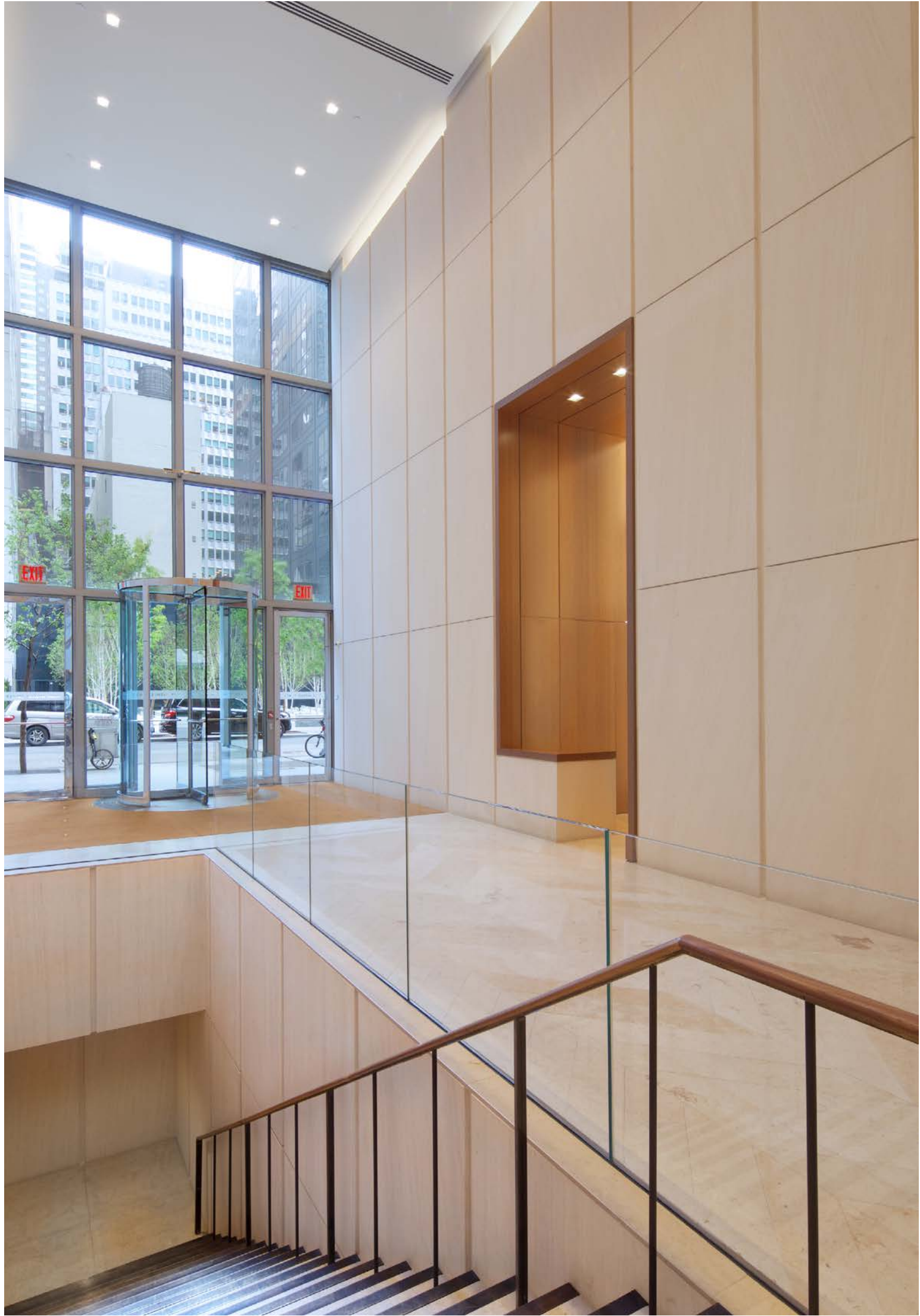


REIMAGINED LOBBY

The plaza leads into the grand, three-story main lobby with soaring ceilings featuring a Gascogne Blue-Limestone Chevron lobby floor, Rosal Chambord-Limestone walls, Black American Walnut

vestibule wall panels and state of the art Destination Dispatch elevator portals. The custom design and materials allow for an abundance of natural light and air to illuminate and enrich the space.

LOBBY FACING 56TH STREET ENTRANCE



STAIRCASE TO THE CLUB



NEW DESTINATION DISPATCH ELEVATORS

LOBBY FACING 55TH STREET ENTRANCE





WORKSPACE

The workspace at Park Avenue Tower features newly discovered transom windows showcasing floor to ceiling glass along the perimeter of each floor. This added benefit allows for more natural light and spectacular views of the New York skyline and Central Park. Minimal columns and slab-to-slab heights of 12'9" offer maximum efficiency and flexibility for any cutting edge business.

PARK AVENUE TOWER





TOWER FLOOR - NORTHEAST VIEW



28

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PANORAMIC VIEW

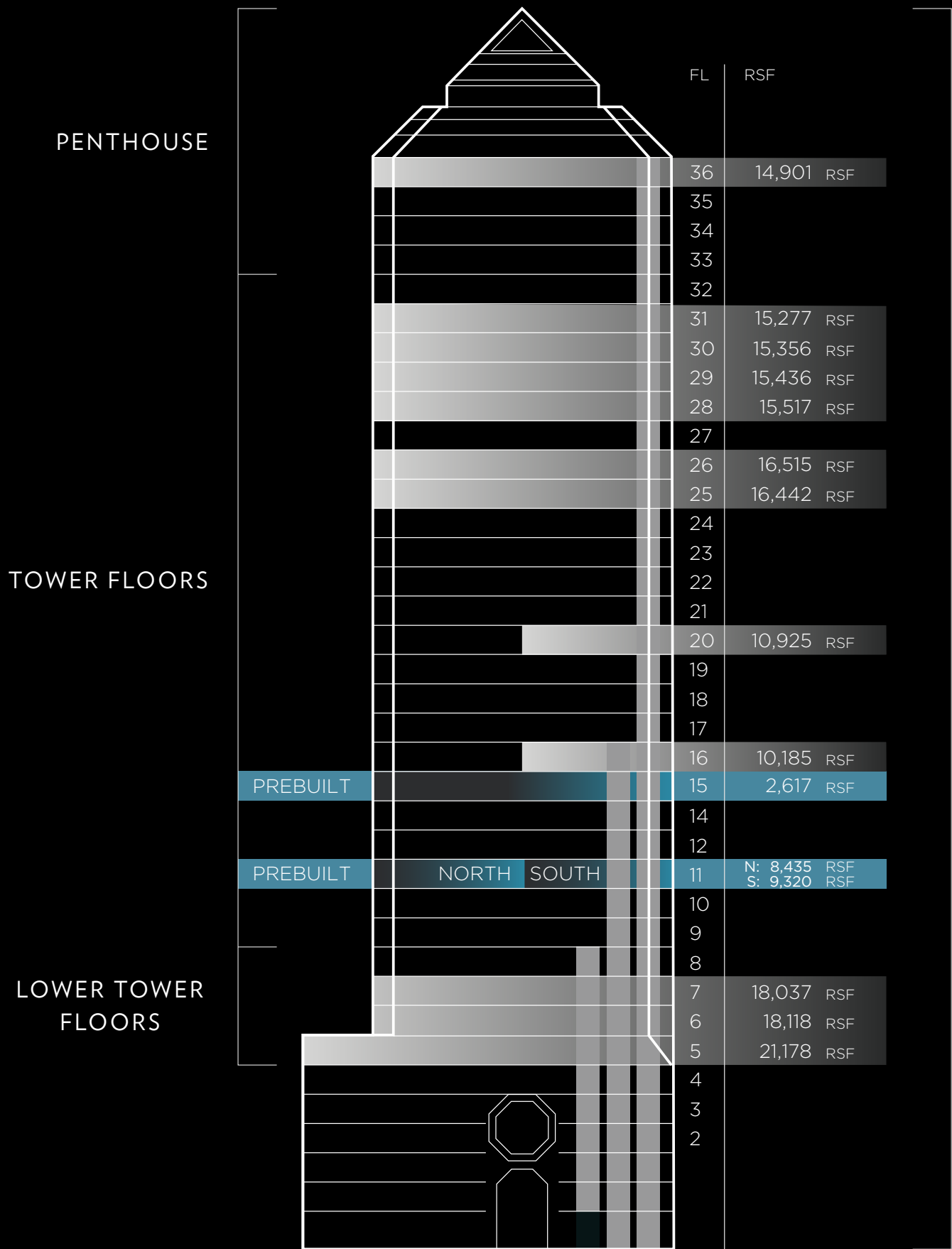


OPEN FLOOR LAYOUT



PANORAMIC VIEW





PENTHOUSE

- Penthouse crown of Park Avenue Tower
 - 34' 6" ceilings on the perimeter
 - Original wood-burning fireplace
 - Efficient side-core floorplate
- 360° of breathtaking exposures with a view of Central Park

PREBUILTS

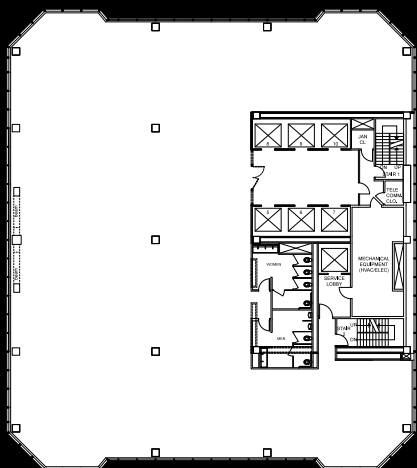
- Ready For Move In
- Spaces Ranging from 2,500 to 9,300 RSF
- Open Plan & Perimeter Office Layouts

TOWER FLOORS

- Open landscape with minimal columns
 - Flooded with natural light
- Breathtaking views of Central Park and the New York City skyline

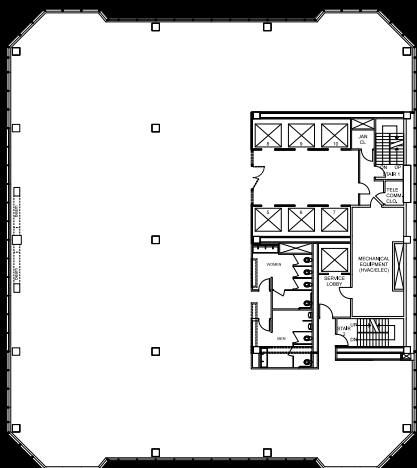
LOWER TOWER FLOORS

- Largest floor plates in the building, 18,000–21,178 RSF
 - Minimal columns
- Slab-to-slab ceiling heights of 12'9"



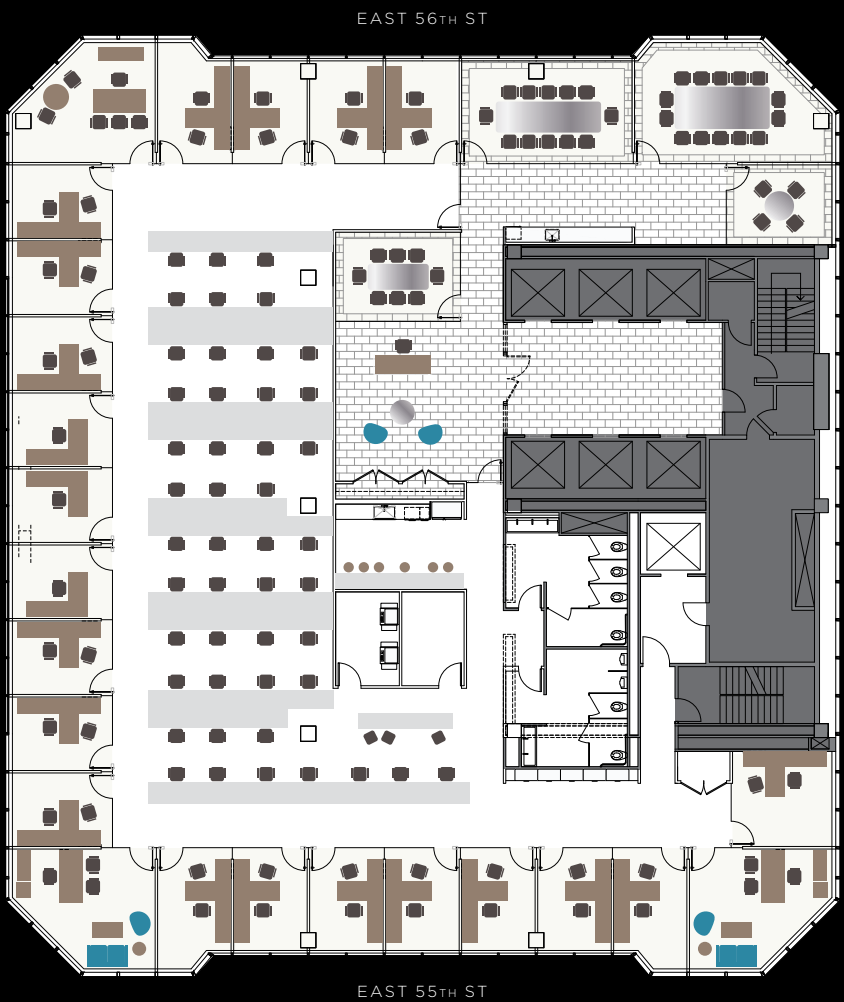
TOWER FLOOR -
OPEN TRADING (TEST FIT)
16,589 RSF

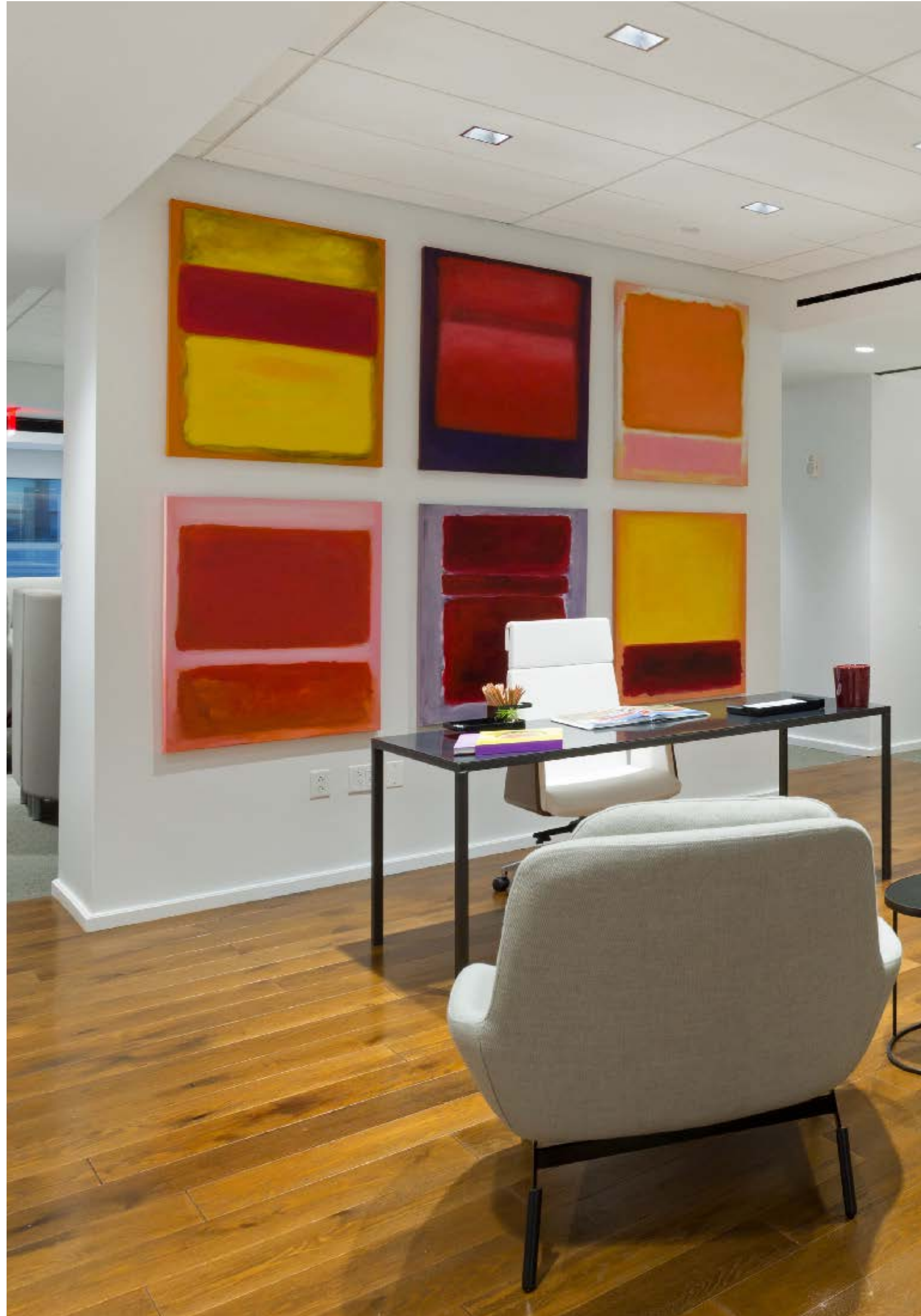
PRIVATE OFFICE A-254 CSF	2
PRIVATE OFFICE B-137 CSF	7
TRADING - 2'0" X 5'0"	87
ADMIN	2
RECEPTIONIST	1
CONFERENCE/MEETING ROOM	4
CAFE	1
COFFEE BAR	1
OFFICE SERVICES	1
IT	1
TOTAL HEADCOUNT	99



TOWER FLOOR -
PERIMETER OFFICE PLAN (TEST FIT)
16,589 RSF

PRIVATE OFFICE A-252 CSF	3
PRIVATE OFFICE B-140 CSF	18
PRIVATE OFFICE C-104 CSF	3
BENCHING - 4'0" X 6'0"	47
RECEPTIONIST	1
CONFERENCE/MEETING ROOM	4
CAFE	1
COFFEE BAR	1
OFFICE SERVICES	1
IT	1
TOTAL HEADCOUNT	72





3 NEW PREBUILTS

Three new state-of-the-art Gensler designed prebuilt units with spaces ranging from 2,500 to 9,300 RSF. Move-in ready open plan and perimeter office layouts available

PARK AVENUE TOWER

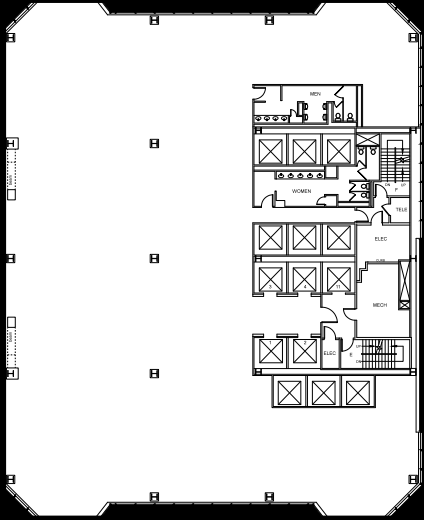




PREBUILT WORKSPACE

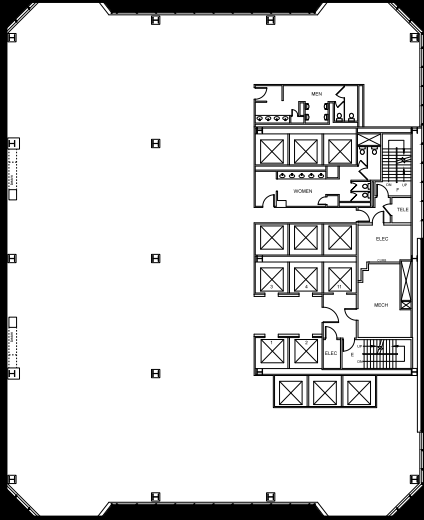


PREBUILT CONFERENCE ROOM



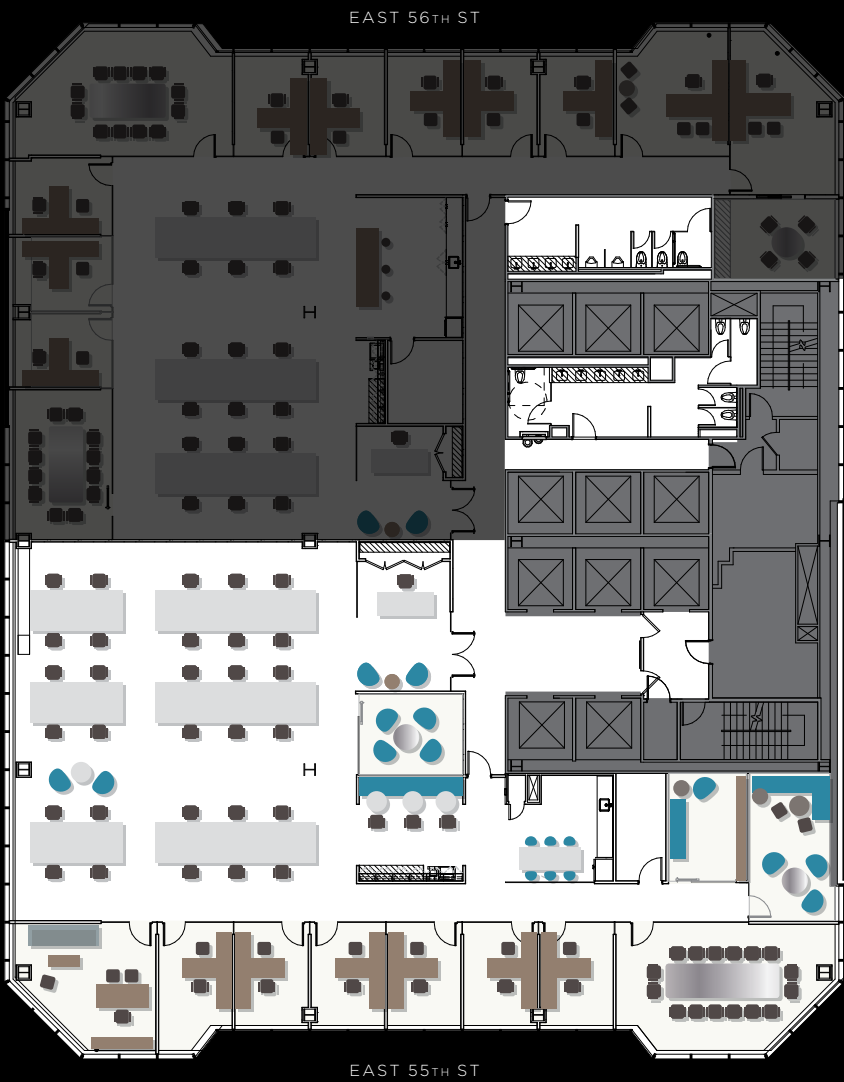
11TH FLOOR – NORTH LAYOUT
PREBUILT PLAN
9,320 RSF

PRIVATE OFFICE	24
EXECUTIVE OFFICE	93
BENCHING	1
RECEPTIONIST	
CONFERENCE ROOMS	5
PANTRY	3
OFFICE SERVICES	1
IT	2
TOTAL HEADCOUNT	29



11TH FLOOR – SOUTH LAYOUT
PREBUILT PLAN
8,435 RSF

SOUTH LAYOUT	
PRIVATE OFFICE	6
EXECUTIVE OFFICE	1
BENCHING	30
RECEPTIONIST	1
CONFERENCE ROOMS	1
MEETING ROOMS	3
PANTRY	1
OFFICE SERVICES	1
IT	1
TOTAL HEADCOUNT	38





CORNER EXECUTIVE OFFICE SUITE

- PENTHOUSE
- Penthouse crown of Park Avenue Tower
 - 34' 6" ceilings on the perimeter
 - Original wood-burning fireplace
 - Efficient side-core floorplate
 - 360° of breathtaking exposures with a view of Central Park

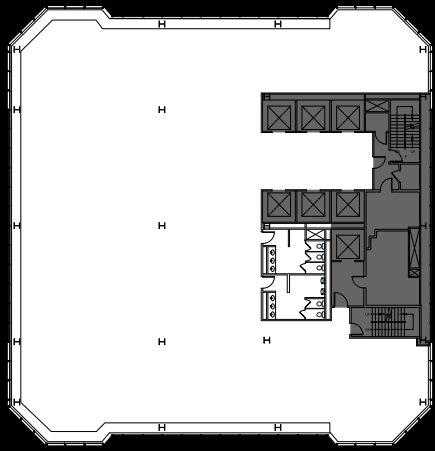
PARK AVENUE TOWER



PENTHOUSE OFFICE SPACE

SOUTHERN VIEW LOOKING DOWN PARK AVENUE





PENTHOUSE
(TEST FIT)
21,428 RSF

PRIVATE OFFICE A-275 CSF	2
PRIVATE OFFICE B-204 CSF	6
PRIVATE OFFICE C-135 CSF	15
BENCHING - 4'0" X 6'0"	72
RECEPTIONIST	1
CONFERENCE ROOMS	4
CAFE	1
COFFEE BAR	1
OFFICE SERVICES	1
IT	1
TOTAL HEADCOUNT	96





PARK
AVENUE
TOWER

THE
CLUB

AMENITIES REIMAGINED

The Club at park avenue tower is an 20,000 sq ft amenity space exclusive to all tenants in the building.

Amenities include:

- FitLore operated Wellness & Fitness center
- Country club locker & shower facilities
- Hospitality-style lounge seating
- Executive conference rooms with catering services
- The Club Café - a curated grab & go daily food service
- Business & recreation lounge with ping-pong, billiards & foosball
- In-office vertical catering services exclusive to building tenants

PARK AVENUE TOWER





THE CLUB CAFÉ AND GRAB AND GO



THE CLUB
ENTRANCE
FROM LOBBY



LOCKER ROOMS &
SHOWER FACILITIES

CONFERENCE ROOM C

CONFERENCE ROOM B
WITH DEMOUNTABLE WALLS

BUSINESS & RECREATION LOUNGE

CONFERENCE ROOM A

OPEN LOUNGE AREA



PARK AVENUE TOWER | **fitlore**

FITLORE x PARK AVENUE TOWER

FitLore offers specialty tailored programs exclusive to Park Avenue Tower including:

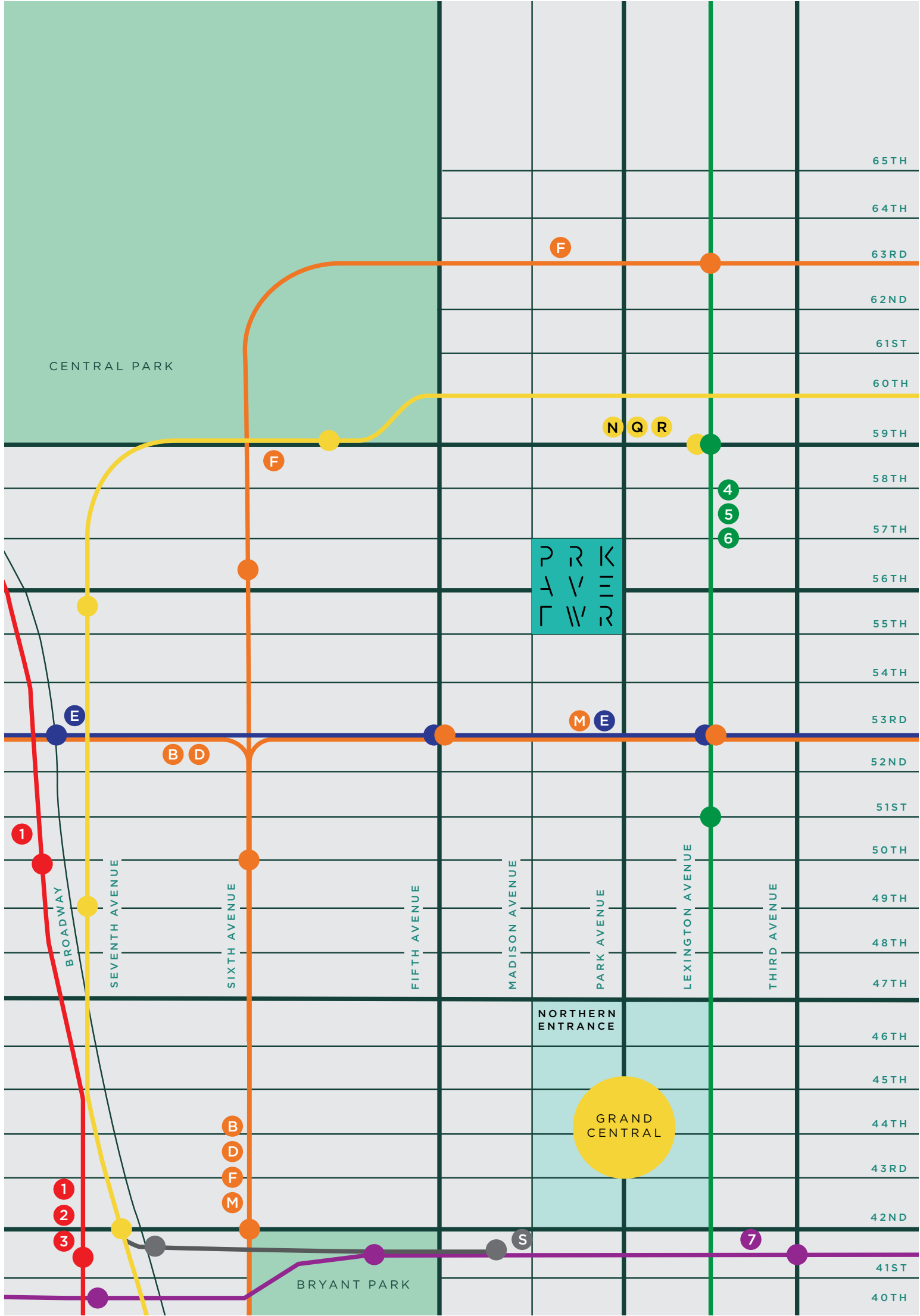
- Fitness & wellness seminars
- Daily classes including mat pilates, barre, cardio boxing, yoga, and more
- Corporate wellness programs including running club, nutritional seminars, ergonomics, and more
- At-home service packages, including private chef, spa services, acupuncture, fitness solutions, and more
- Executive laundry service

PARK AVENUE TOWER



70

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PREMIER LOCATION

Located at the epicenter of the Plaza District and blocks from the northern entrance to Grand Central Terminal, Park Avenue Tower features unrivaled amenities with outstanding accessibility. The property is surrounded by world-class retail, superior hotels, residential buildings, and only a short walk to Central Park.

SERVICED BY THE FOLLOWING SUBWAY LINES

1 2 3 N Q R B D F M E 7 4 5 6 S



FERRARI



POLO BAR



ST. REGIS HOTEL



CORE CLUB



CENTRAL PARK



Brian Waterman
212 372 2299
bwaterman@ngkf.com

Jared Horowitz
212 372 2022
jhorowitz@ngkf.com

Lance Korman
212 372 2160
lkorman@ngkf.com

Brent Ozarowski
212 372 2246
bozarowski@ngkf.com

Ben Shapiro
212 372 2421
bshapiro@ngkf.com

EQ Office

Scott Silverstein
212 520 8016
ssilverstein@eqoffice.com

