



470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

AMENITIES

470 PARK AVENUE SOUTH
GROUND FLOOR



THE LOUNGE (SEATING AREA)



THE LOUNGE (NORTH FACING)



OPEN-AIR FIREPIT



CAFE



CAFE



GROUND LEVEL TERRACE

AVAILABILITY

470 PARK AVENUE SOUTH

Exclusive Triplex
penthouse & outdoor terrace
23,524 SF COMBINED

Pre-Built

SOUTH TOWER

PH	3,973 SF	
17	9,780 SF	
16	9,771 SF	
15	9,771 SF	
14	9,703 SF	
12	9,936 SF	
11	9,936 SF	
10	9,936 SF	
09	9,936 SF	
08	9,936 SF	
07	9,936 SF	
06	9,936 SF	
05	9,936 SF	
04	9,936 SF	
03	9,936 SF	
02	9,936 SF	
Mezzanine	2,222 SF	

interconnecting staircase

FLEXIBLE LEASING OPTIONS

- Approximately 10,000 square feet in each of the North and South towers.
- Approximately 20,000 square feet on both the 5th and 6th floors.
- Approximately 51,000 square feet of contiguous space across floors 4-6.
- An exclusive triplex of 23,524 square feet on the 16th, 17th, and PH floors with a private outdoor space.

NORTH TOWER

12	11,176 SF
11	10,427 SF
10	10,427 SF
09	10,427 SF
08	10,427 SF
07	10,427 SF
06	10,427 SF
05	10,427 SF
04	10,427 SF
03	10,534 SF
02	10,569 SF
Retail	

Pre-Built

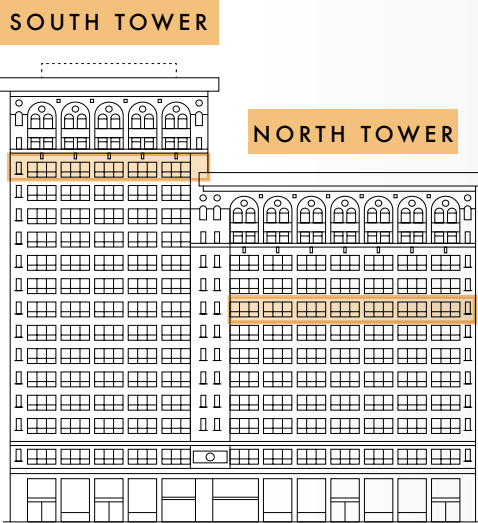
FLEXIBLE OPTIONS
51,153 SF COMBINED
interconnecting staircase

BE SEEN. BE KNOWN. BE HERE.

PRE-BUILT
UNITS

SOUTH TOWER
FLOOR 15: 9,752 SF
POSSESSION: Q3 2025

NORTH TOWER
FLOOR 8: 10,427 SF
POSSESSION: IMMEDIATE

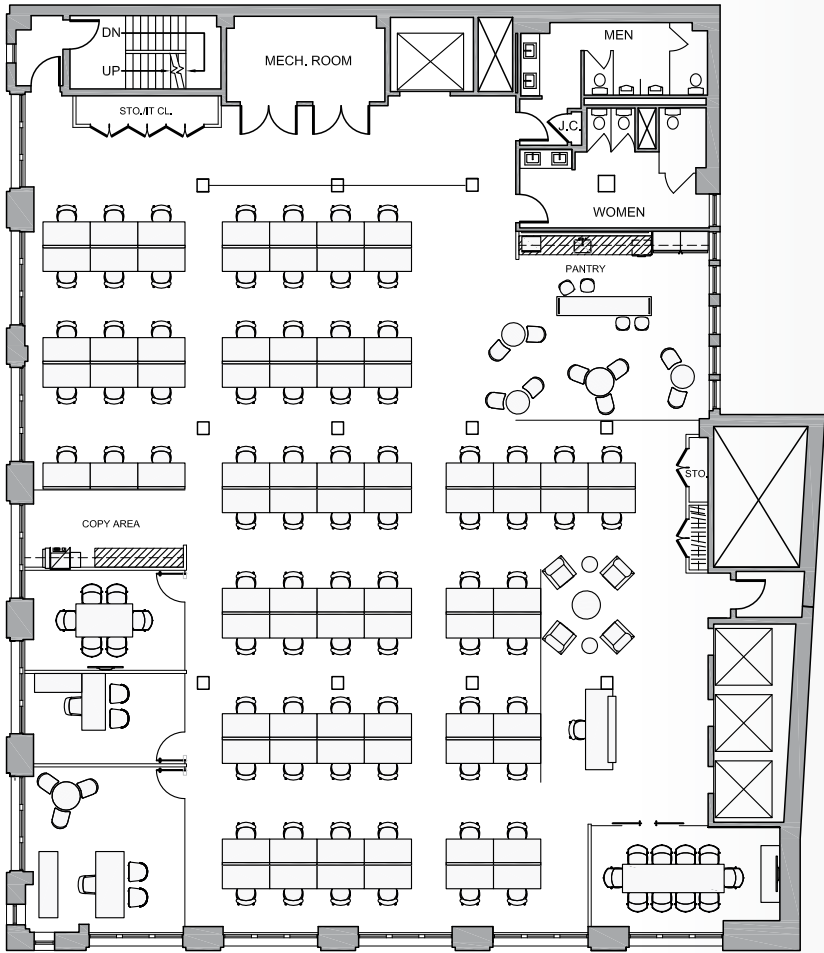


PRE-BUILT FLOOR (EXAMPLE)

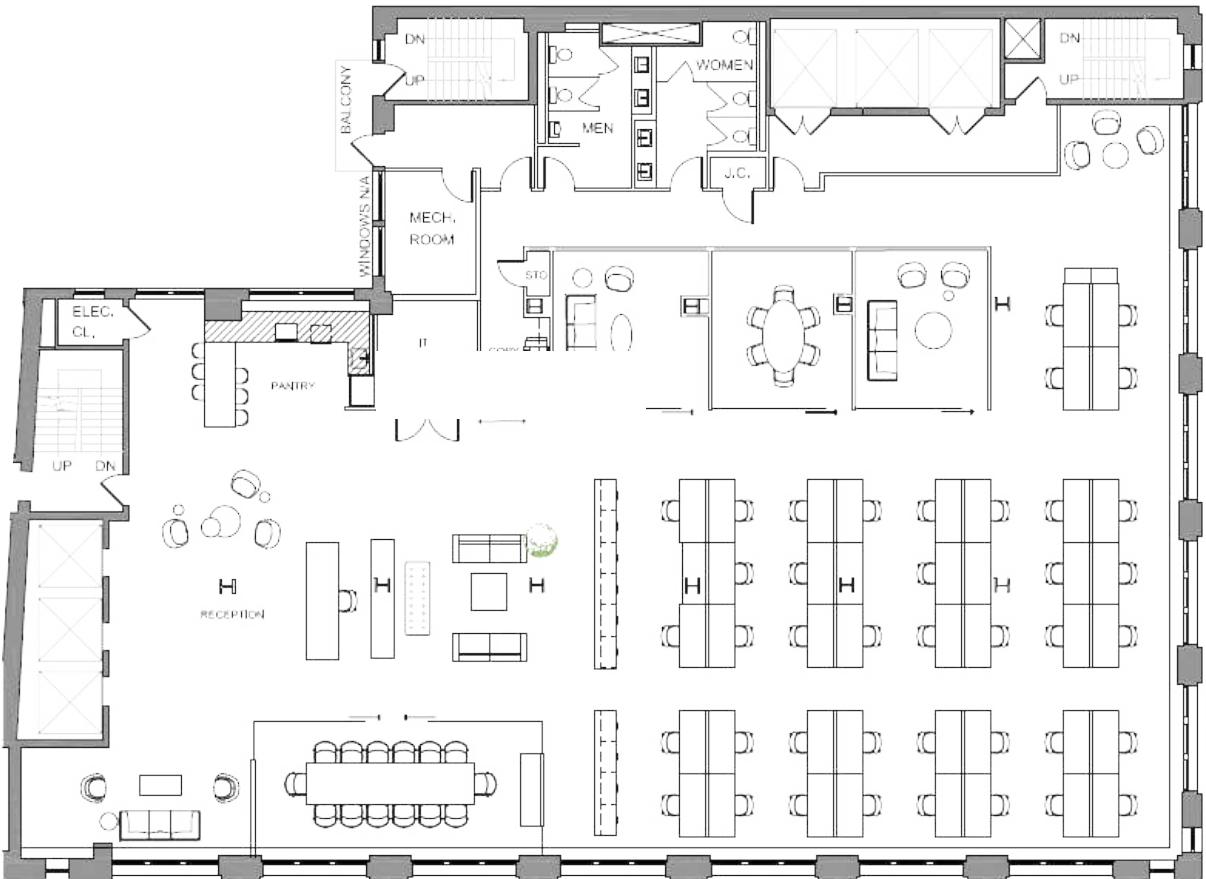


PRE-BUILT FLOOR 8 (EXISTING)

SOUTH TOWER
PRE-BUILT FLOOR 15

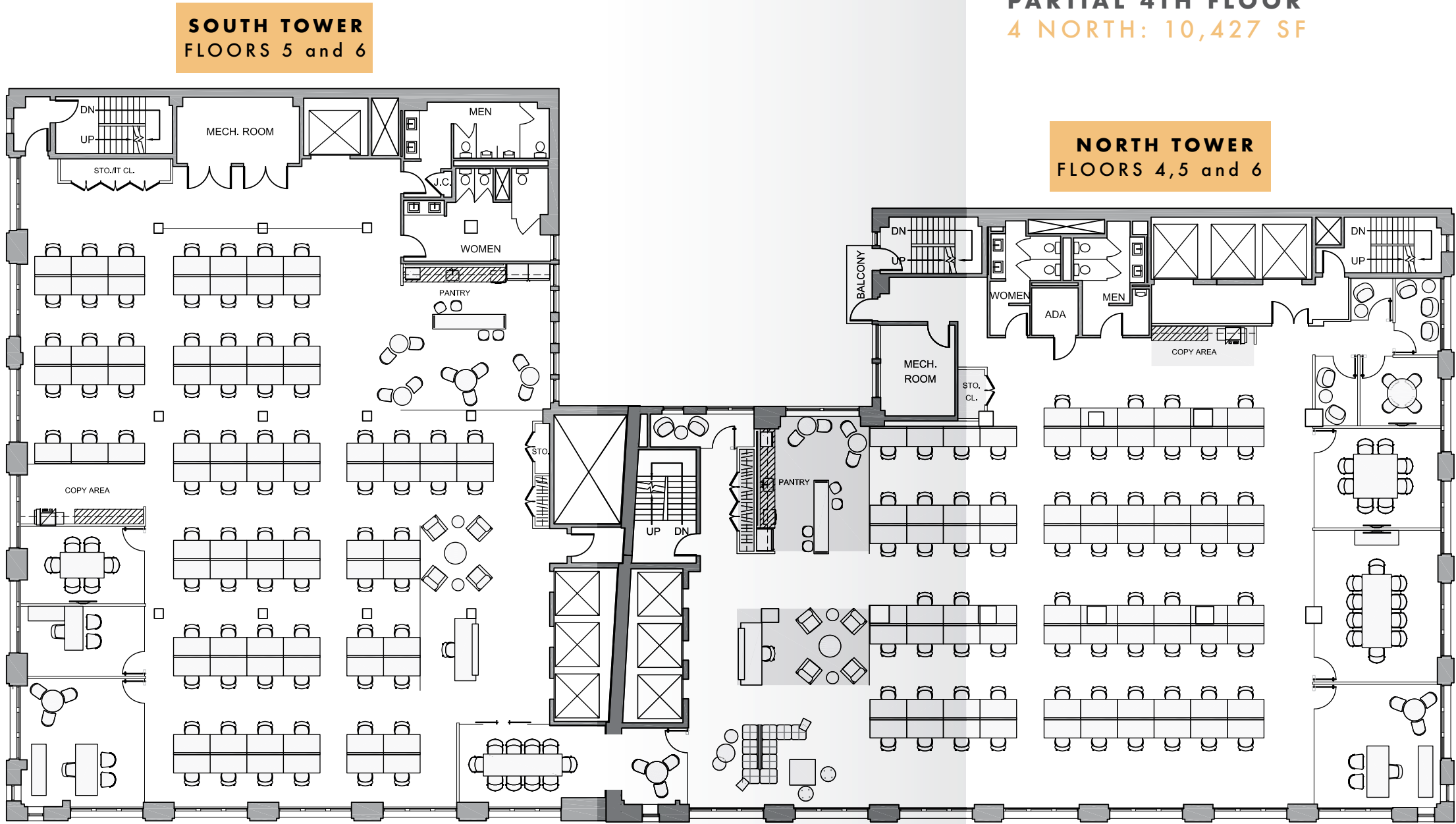


NORTH TOWER
PRE-BUILT FLOOR 8



FULL FLOOR TEST FIT

Individual floors are available for **lease separately or can be combined**. An internal staircase connects the 4th and 5th floors in the North Tower and the 5th and 6th floors in the South Tower.

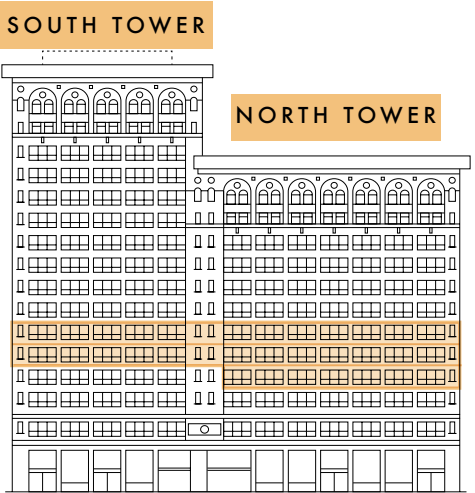


TOTAL BLOCK OF SPACE: 51,153 SF

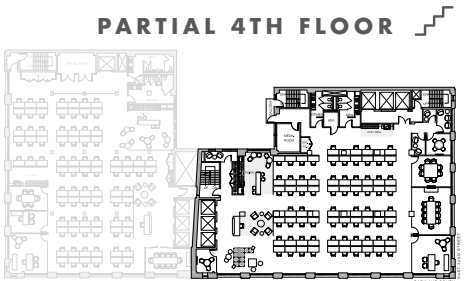
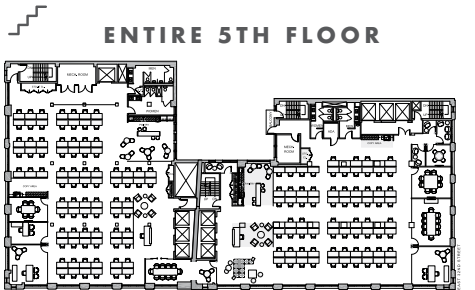
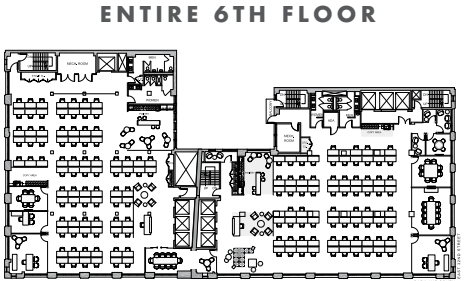
ENTIRE 6TH FLOOR: 20,363 SF
SOUTH: 9,936 SF
NORTH: 10,427 SF

ENTIRE 5TH FLOOR: 20,363 SF
SOUTH: 9,936 SF
NORTH: 10,427 SF

PARTIAL 4TH FLOOR
4 NORTH: 10,427 SF



interconnecting staircase



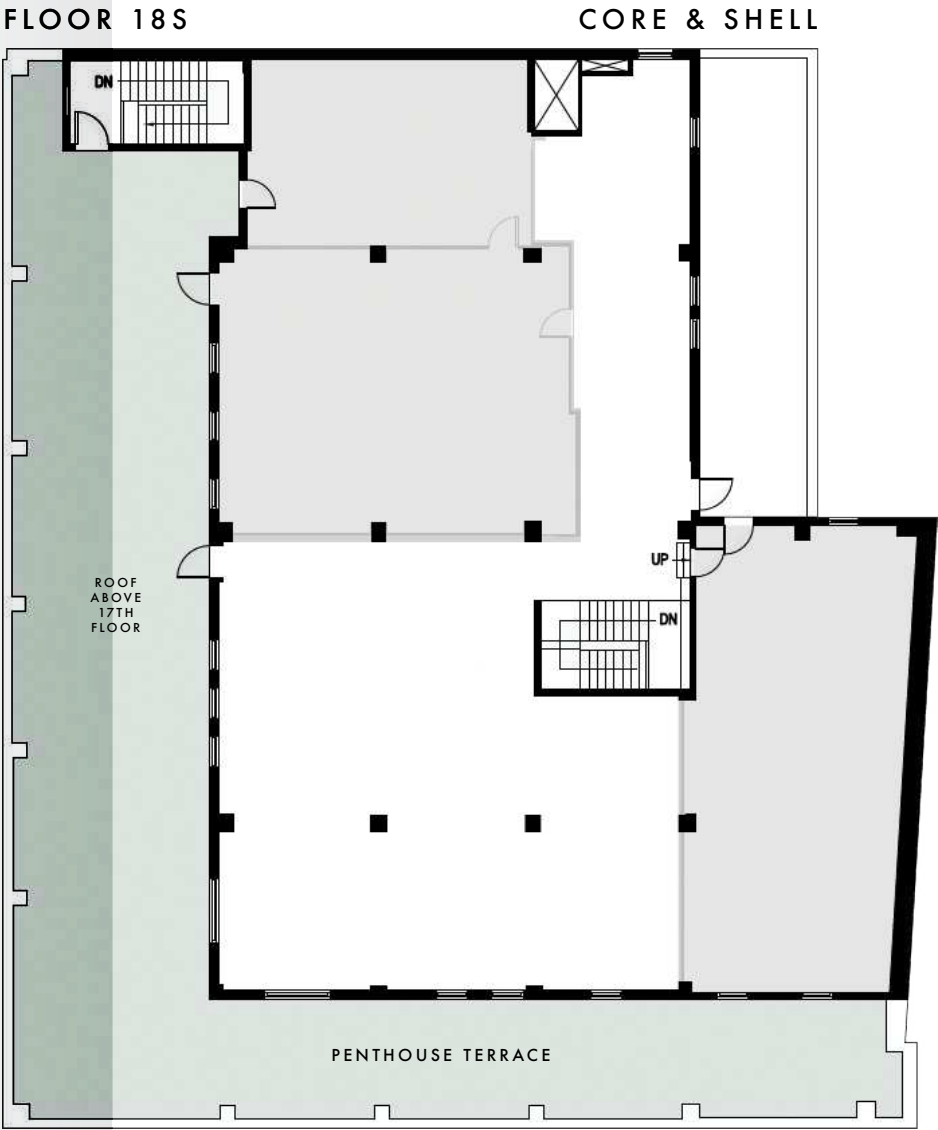
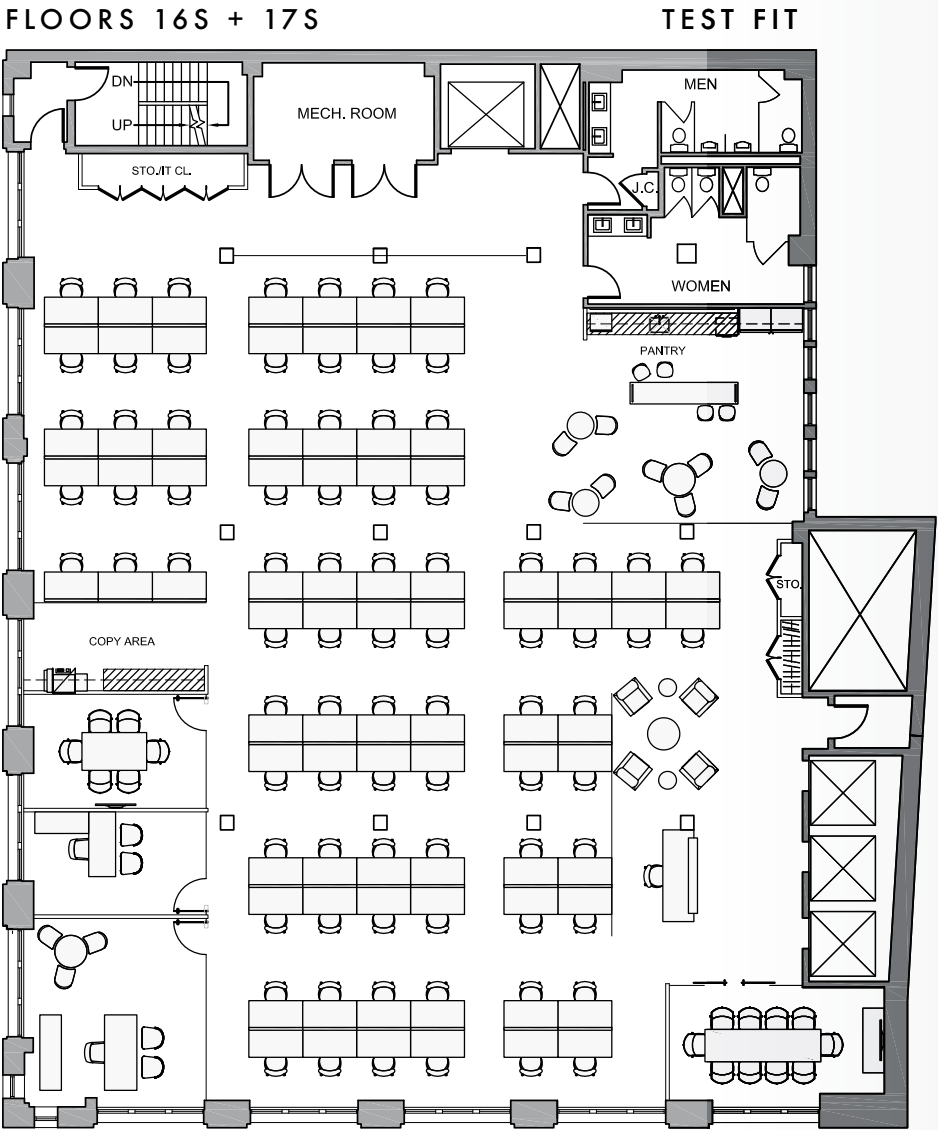
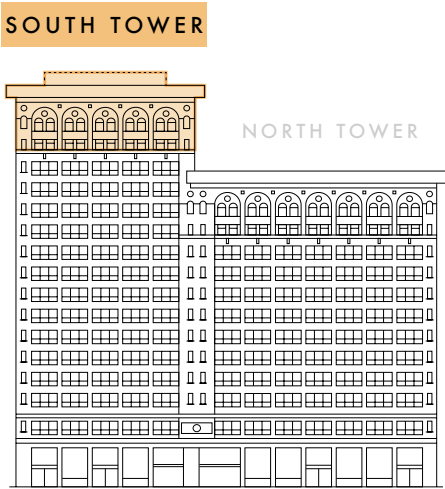
can be leased individually or combined

SOUTH TOWER PENTHOUSE TRIPLEX

TOTAL BLOCK OF SPACE: 22,331 SF

FLOOR 16: 9,771
FLOOR 17: 9,780 SF
PENTHOUSE: 3,973 SF

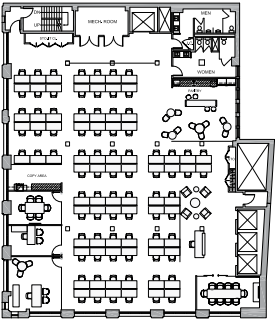
featuring
PENTHOUSE AND
PRIVATE OUTDOOR TERRACE: 2,400 SF



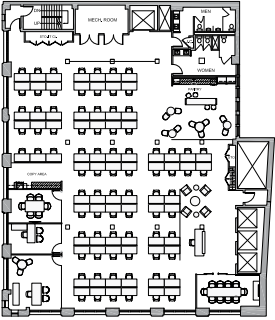
PENTHOUSE (18S)



FLOOR 17S



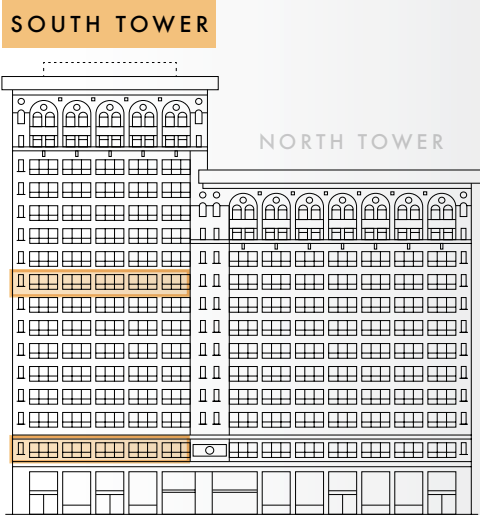
FLOOR 16S



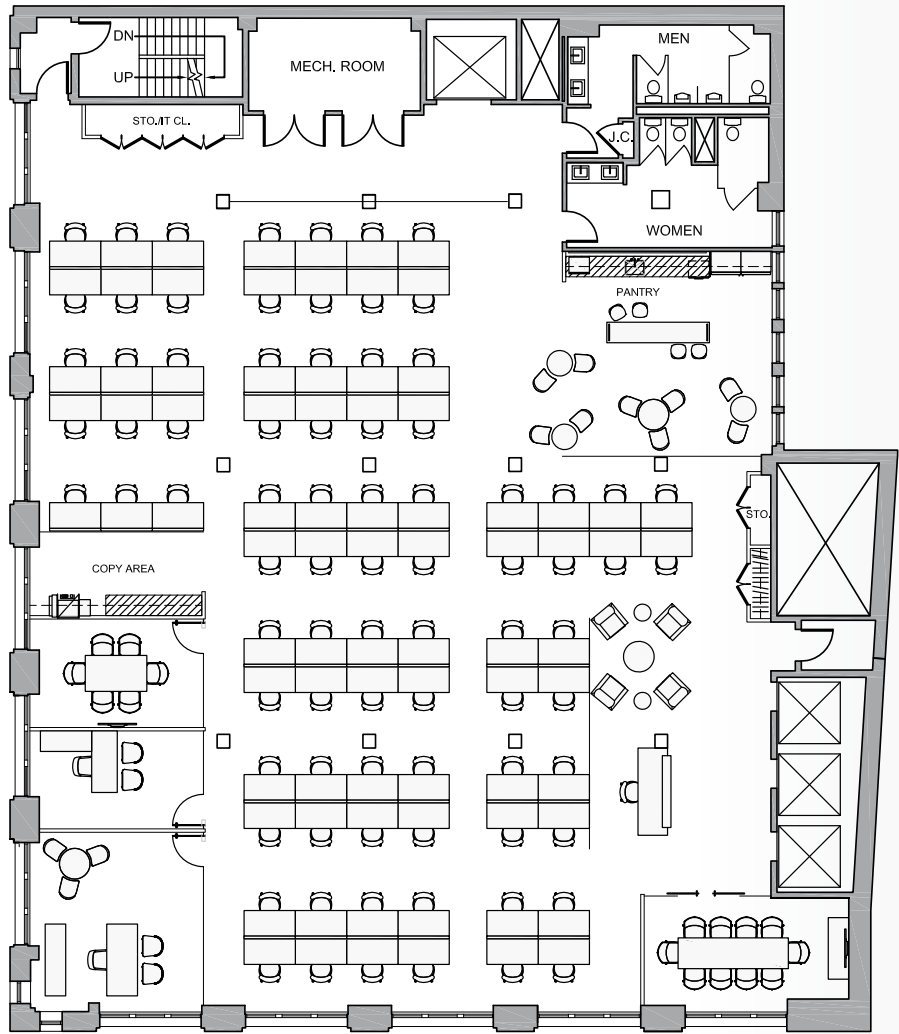
must be leased together

TEST FIT

SOUTH TOWER
FLOOR 2: 9,936 SF
FLOOR 9: 9,936 SF

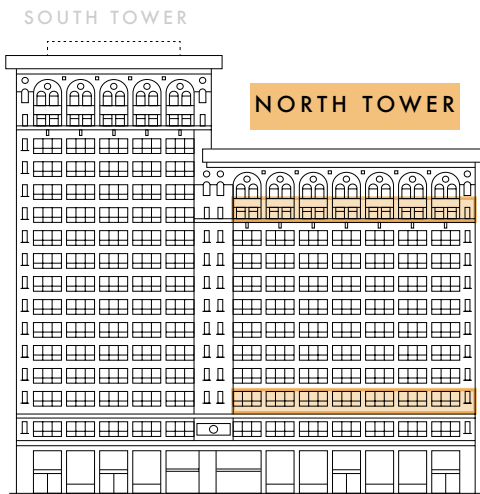


**SOUTH TOWER
TEST FIT**

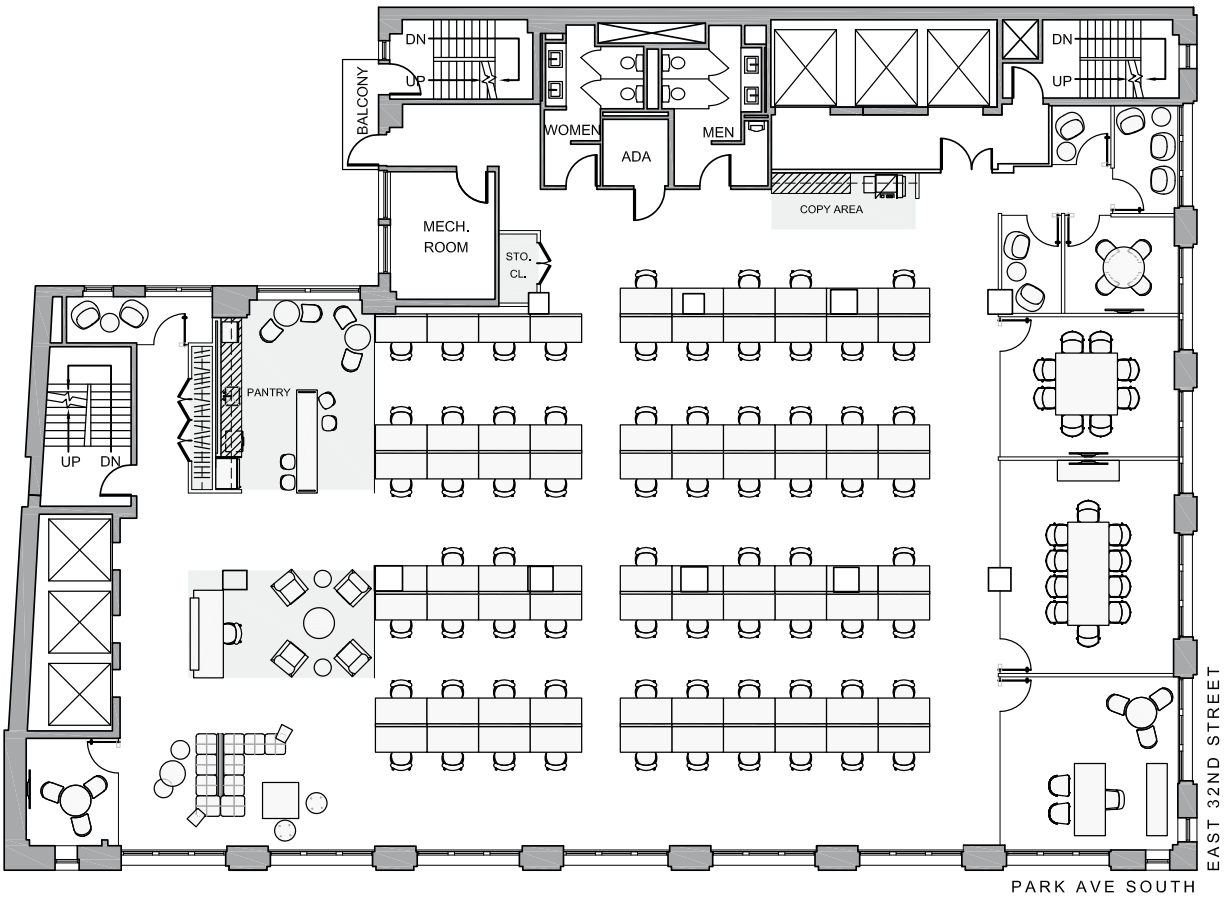


TEST FIT

NORTH TOWER
FLOOR 3: 10,427 SF
FLOOR 11: 10,427 SF



**NORTH TOWER
TEST FIT**



470 PARK AVENUE SOUTH

BUILT FOR THE DEMANDS *of* TODAY

470 Park Avenue South seamlessly combines distinctive pre-war architecture with modern updates, offering over 300,000 square feet of premier office and retail space across two historic towers. The North Tower, built in 1912, and the South Tower, built in 1925, span an entire city block with 200 feet of frontage on Park Avenue South.

The building features boutique floor plates ranging from 10,000 to 20,000 square feet. Recent renovations at 470 Park Avenue South provide ample natural light, sleek finishes, and a sophisticated work environment.



LOCATION

EFFORTLESS CONNECTIVITY
right at your doorstep

VICINITY HIGHLIGHTS

Grand Central Terminal, Penn Station, Moynihan Train Hall, the 33rd Street subway station, the PATH train, and numerous bus lines are all within minutes, ensuring that **every part of the city—and beyond—is easily accessible.**

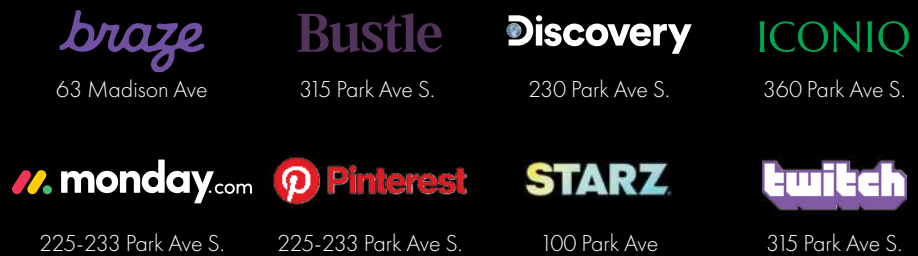
DINING



LIFESTYLE



CORPORATE NEIGHBORS



BUILDING SPECIFICATIONS

MODERNIZED PASSENGER ELEVATORS

North Tower (L-12) 3 cabs
South Tower (L-17) 3 cabs

FREIGHT ELEVATORS

Basement to 12.

North Tower 1 manual cab
Freight lobby to 12.

North Tower 1 manual cab
Basement to 17.

South Tower 1 cab

FREIGHT ENTRANCE

32nd Street for North Tower & 31st Street for South Tower. Loading off the street for both sides.

HVAC

25 Ton air cooled DX units per floor. Steam provided by building boiler.

ELECTRIC

6W per usable square feet

SPECS

TELECOM/CATV

The building has achieved a Wired Certified "Gold" rating Broadview, Cogent, Level 3, Spectrum, Verizon, and XO Communications.

OTHER SYSTEMS AND FACILITIES

Security desk attended 24/7. Lobby monitored by CCTV.

LIFE/SAFETY

FIRECOM Class E System

LOBBY

Entrance on Park Avenue South
24/7 tenant access.

STORAGE

Below grade storage can be made available.

MISCELLANEOUS

Energy Star Certification

470 PARK AVENUE SOUTH

BE SEEN. BE KNOWN. BE HERE.

OWNERSHIP



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LEASING



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