

470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

AVAILABILITIES

SOUTH BUILDING

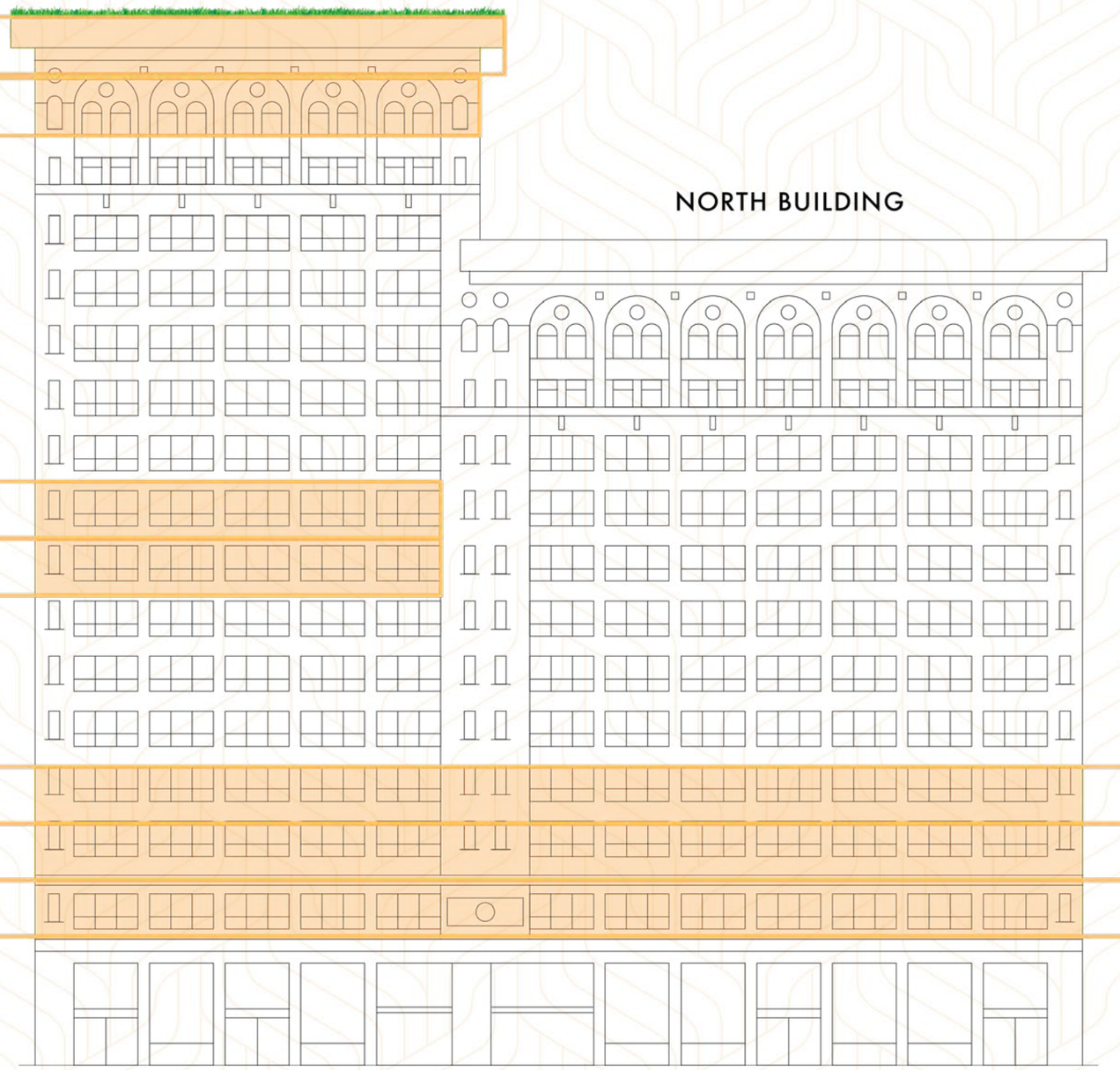
PH	3,973 SF
17	9,780 SF
16	9,771 SF
15	9,771 SF
14	9,703 SF
12	9,936 SF
11	9,936 SF
10	9,936 SF
9	9,936 SF
8	9,936 SF
7	9,936 SF
6	9,936 SF
5	9,936SF
4	9,936 SF
3	9,936 SF
2	9,936 SF

Pre-Built

To be demolished

To be demolished

Whiteboxed



NORTH BUILDING

12	11,176 SF	
11	10,427 SF	
10	10,427 SF	
9	10,427 SF	
8	10,427 SF	
7	10,427 SF	
6	10,427 SF	
5	10,427 SF	
4	10,427 SF	*Built & Furnished*
3	10,534 SF	*Pre-Built*
2	10,569 SF	*Built & Furnished*

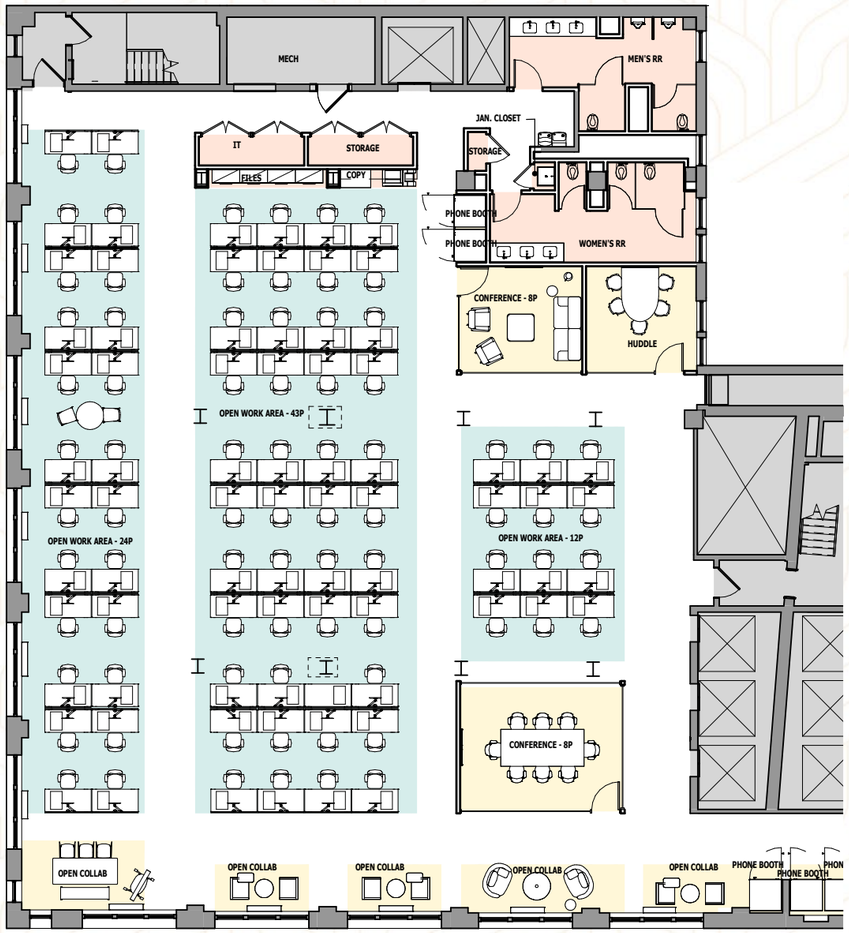
ENTIRE 2ND FLOOR

**Can be combined for a total of 20,505 SF*

2 SOUTH: 9,936 SF

Possession: Immediate

Test Fit

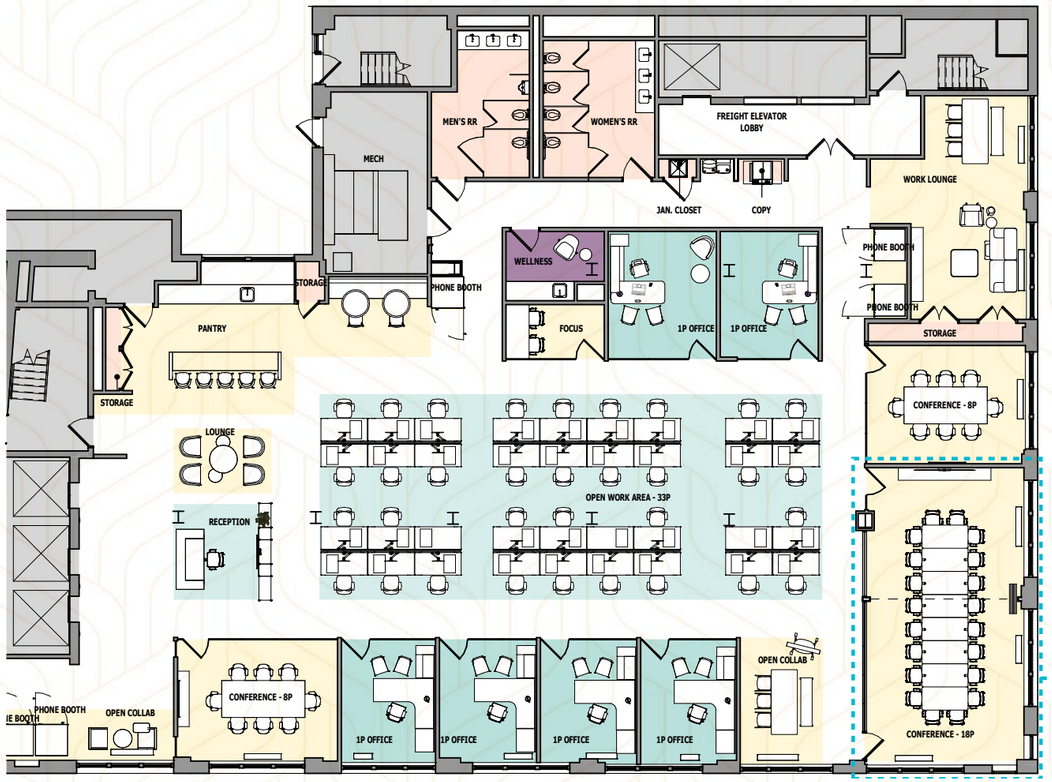


WORKSTATIONS **66**
HUDDLE/OFFICE **1**
CONFERENCE ROOM (8 PPL) **2**
RECEPTION **1**
COPY **1**
PANTRY **1**

2 NORTH: 10,569 SF

Possession: Immediate

As-Built Plan



WORKSTATIONS **33**
HUDDLE/OFFICE **6**
CONFERENCE ROOM (18 PPL) **1**
CONFERENCE ROOM (8 PPL) **1**
RECEPTION **1**
COPY **1**
PANTRY **1**

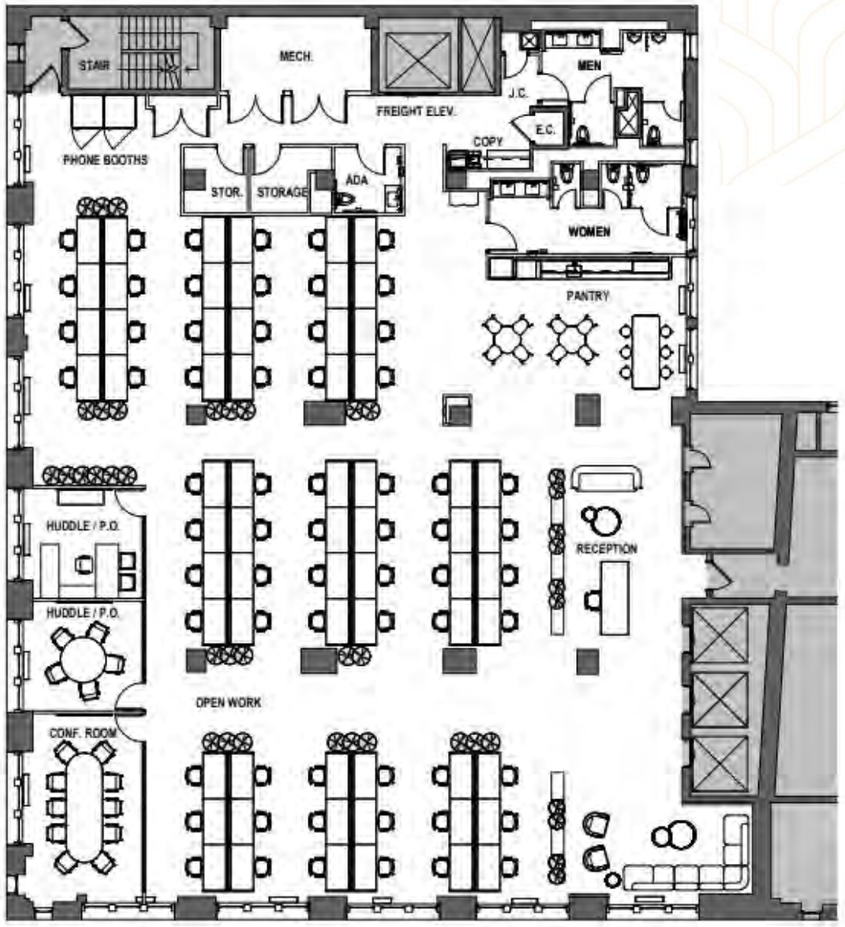
ENTIRE 3RD FLOOR

**Can be combined for total of 20,470 SF*

3 SOUTH: 9,936 SF

Possession: Arranged

Test Fit

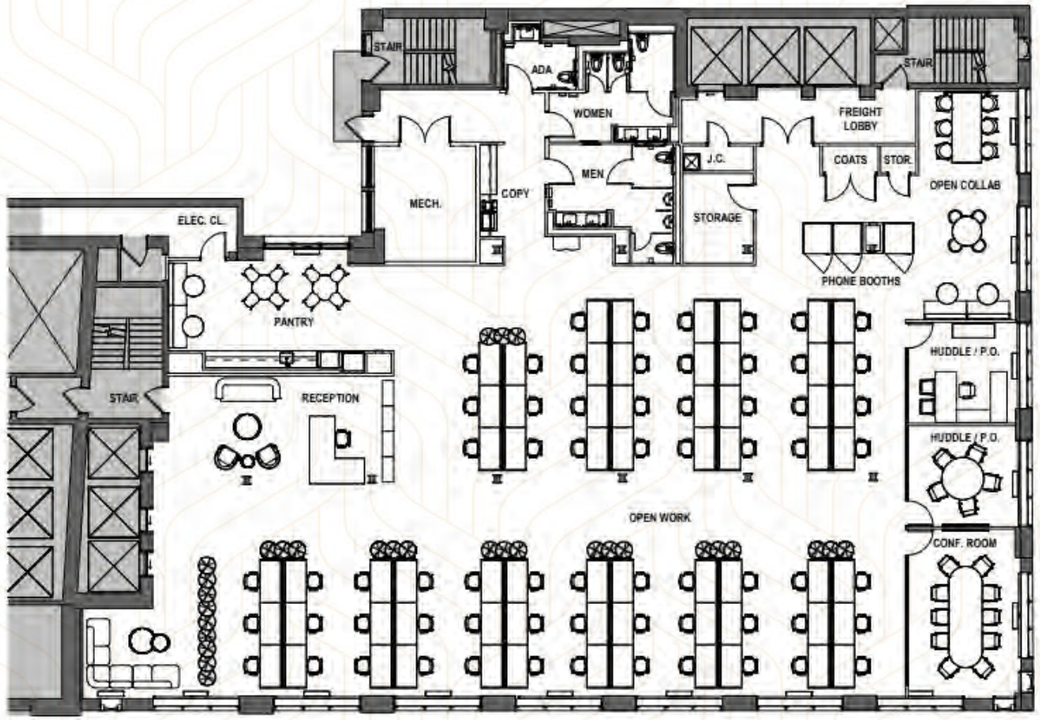


WORKSTATIONS **66**
HUDDLE/OFFICE **2**
CONFERENCE ROOM (8 PPL) **1**
RECEPTION **1**
COPY **1**
PANTRY **1**

3 NORTH: 10,534 SF

Possession: September 2026

Pre-Built Plan



WORKSTATIONS **68**
HUDDLE/OFFICE **2**
CONFERENCE ROOM (8 PPL) **1**
RECEPTION **1**
COPY **1**
PANTRY **1**

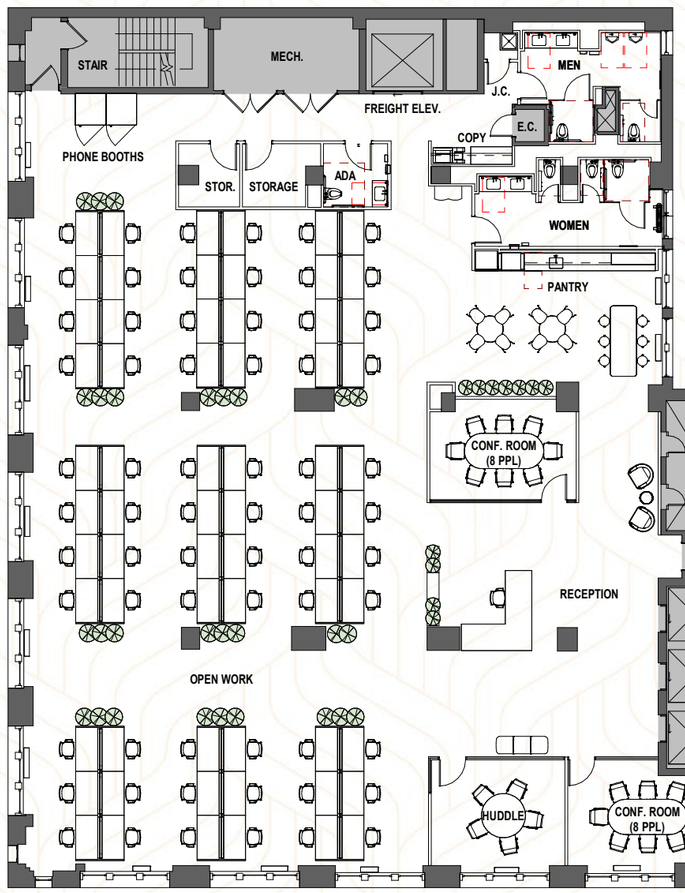
ENTIRE 4TH FLOOR

**Can be combined for total of 20,363 SF*

4 SOUTH: 9,936 SF

Possession: Arranged

Test Fit



WORKSTATIONS **66**
HUDDLE/OFFICE **1**
CONFERENCE ROOM (8 PPL) **2**
RECEPTION **1**
COPY **1**
PANTRY **1**

4 NORTH: 10,427 SF

Possession: November 2026

As-Built Plan



WORKSTATIONS **30**
HUDDLE/OFFICE **13**
CONFERENCE ROOM (10 PPL) **1**
CONFERENCE ROOM (6 PPL) **2**
PHONE ROOMS **3**
RECEPTION **1**
COPY **1**
PANTRY **1**

SOUTH BUILDING

FLOOR 8: 9,936 SF (TEST FIT)

Possession: Arranged

FLOOR 9: 9,936 SF (PRE-BUILT)

Possession: September 2026



WORKSTATIONS	66
HUDDLE OR OFFICE	2
CONFERENCE ROOM (10 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1

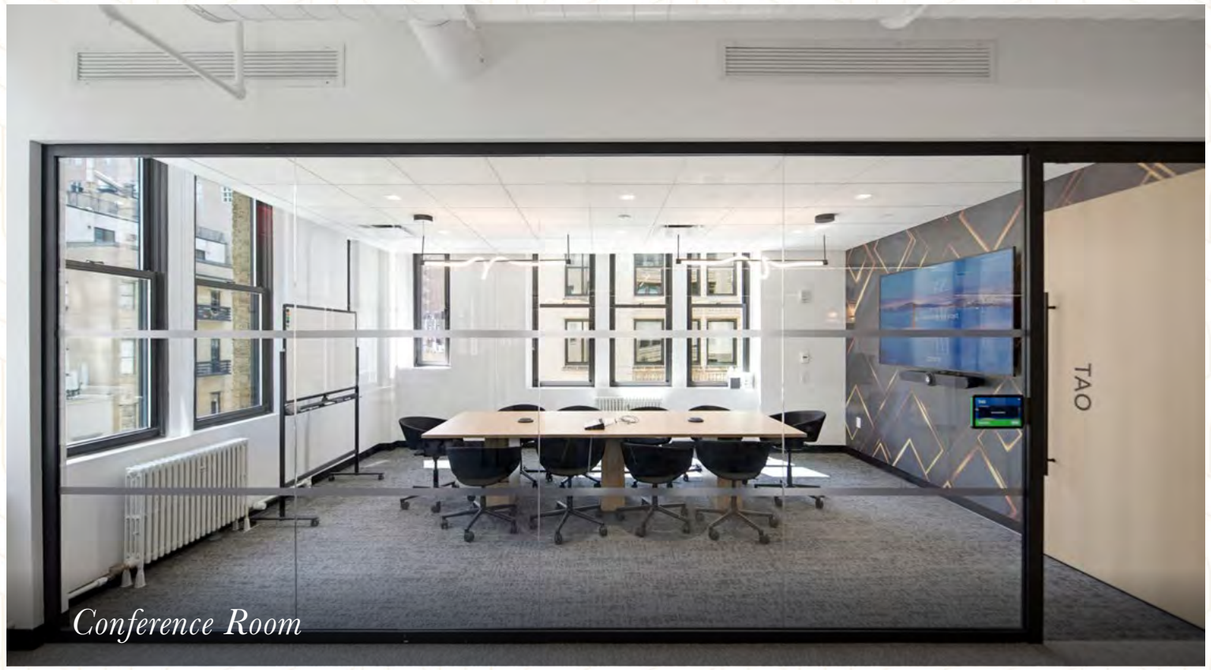




SAMPLE BUILDING STANDARD FINISHES



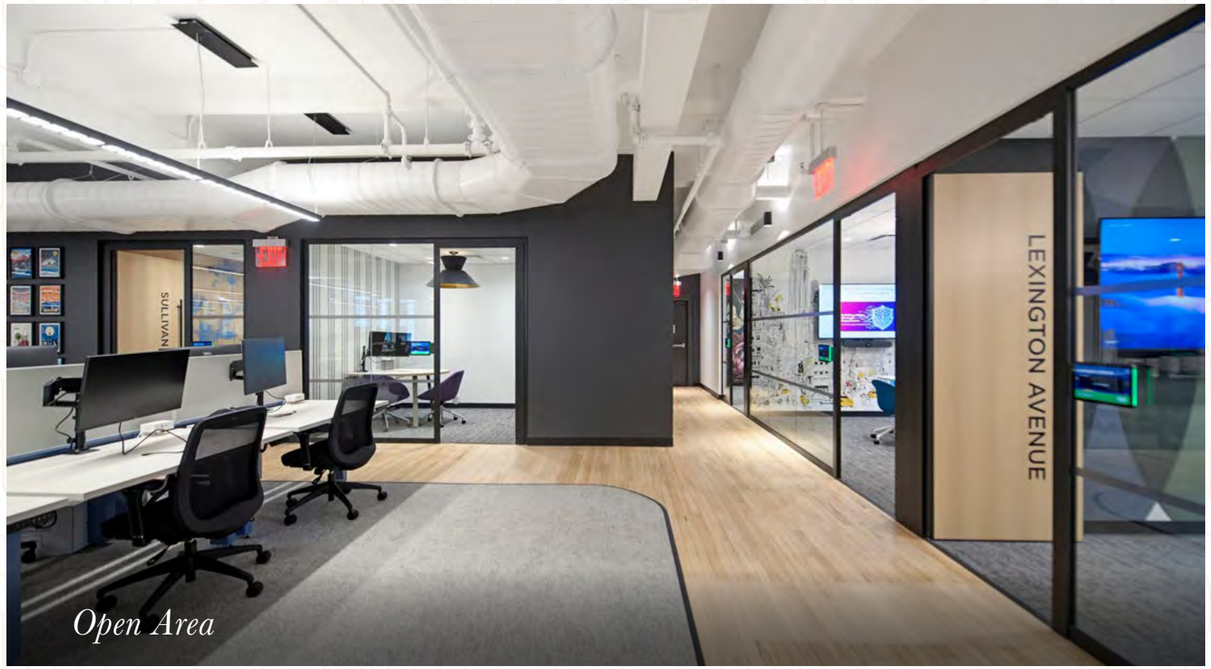
Boardroom



Conference Room



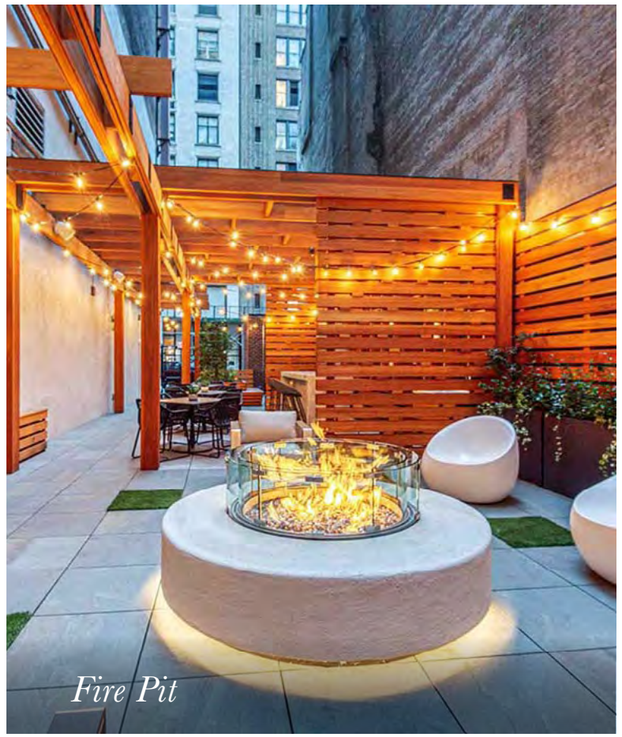
Open Area



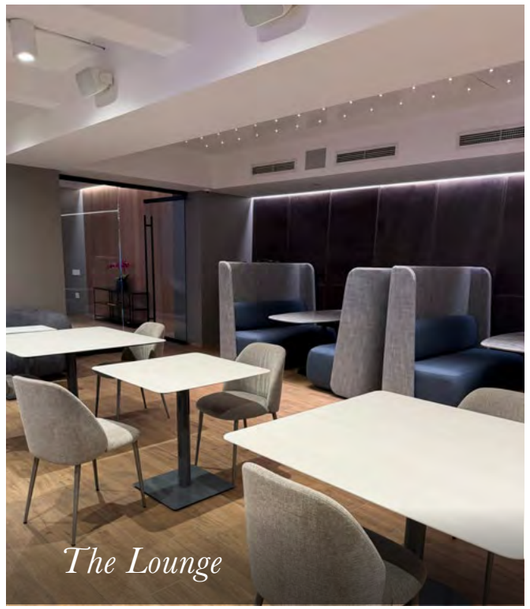
Open Area

BUILDING OVERVIEW AND AMENITIES

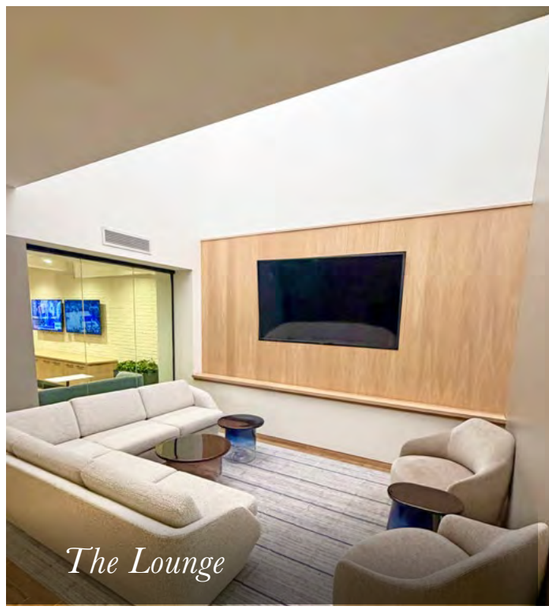
470 Park Avenue South combines modern aesthetics with pre-war architecture, offering over 300,000 square feet of office and retail space across two buildings. The north building, built in 1912 and the south building, built in 1925, span an entire block with 200 feet of frontage on Park Avenue South. The building has an amenity space on the ground floor which features a lounge, cafe, coffee bar with snacks and beverages, and an outdoor patio and fire pit.



Fire Pit



The Lounge



The Lounge



The Lounge



The Lounge

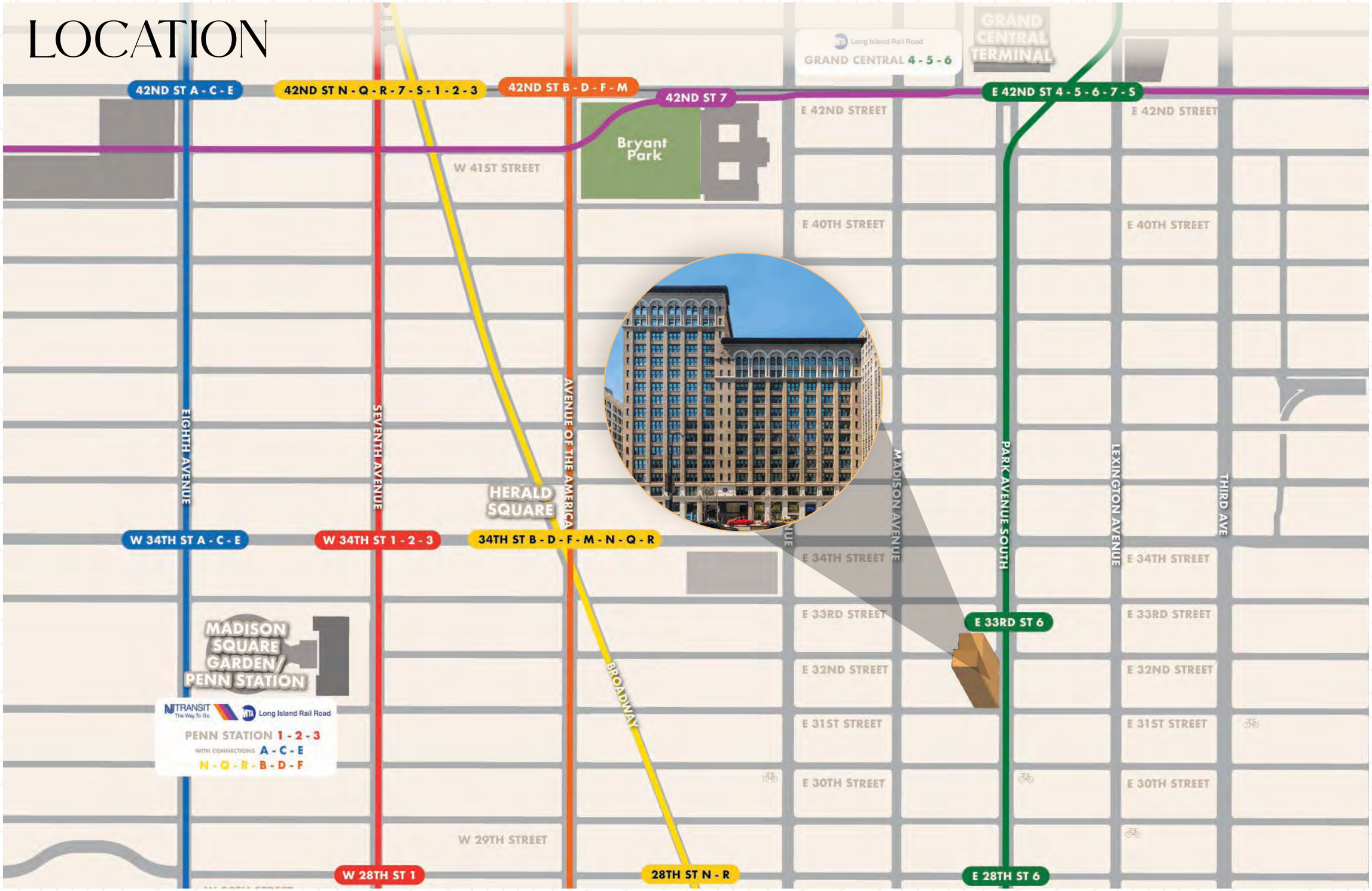


Moss Wall



Outdoor Patio

LOCATION


42ND ST A - C - E
42ND ST N - Q - R - 7 - S - 1 - 2 - 3
42ND ST B - D - F - M
42ND ST 7
E 42ND ST 4 - 5 - 6 - 7 - S
Long Island Rail Road
GRAND CENTRAL 4 - 5 - 6
GRAND CENTRAL TERMINAL
Bryant Park
W 41ST STREET
E 42ND STREET
E 40TH STREET
EIGHTH AVENUE
SEVENTH AVENUE
AVENUE OF THE AMERICAS
MADISON AVENUE
PARK AVENUE SOUTH
LEXINGTON AVENUE
THIRD AVE
HERALD SQUARE
W 34TH ST A - C - E
W 34TH ST 1 - 2 - 3
34TH ST B - D - F - M - N - Q - R
E 34TH STREET
E 33RD ST 6
E 33RD STREET
E 32ND STREET
E 31ST STREET
E 30TH STREET
MADISON SQUARE GARDEN/ PENN STATION
NJTRANSIT The Way To Go.
Long Island Rail Road
PENN STATION 1 - 2 - 3
WITH CONNECTIONS A - C - E
N - Q - R - B - D - F
BROADWAY
W 29TH STREET
W 28TH ST 1
28TH ST N - R
E 28TH ST 6

BUILDING SPECIFICATIONS

LOBBY
Entrance on Park Avenue South.
24/7 tenant access.
Access to ground floor amenity.

ELEVATORS
Passenger elevators: 3 in the North building and 3 in the South building.
Freight Elevators: 1 in the North building and 1 in the South.

FREIGHT ENTRANCES
1 Entrance for North Building on 32nd Street & 1 Entrance for South Building on 31st Street.

HVAC
Air-cooled packaged units (South Building - South Building - 25 tons, North Building - 25 tons). Steam provided by building boiler.

ELECTRIC
6W per usable square feet (exclusive of HVAC).

TELECOM/CATV
- Cogent
- Spectrum
- Verizon

OTHER SYSTEMS AND FACILITIES
Security desk attended 24/7. Lobby monitored by CCTV. 24/7 key card access.

LIFE/SAFETY
Class E fire alarm system.

STORAGE
Below grade storage can be made available.

470 PARK AVENUE SOUTH

OWNERSHIP

WILLIAMS EQUITIES
CELEBRATING 100 YEARS

LEASING

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