



470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

AVAILABILITY

470 PARK AVENUE SOUTH



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	– SF

Pre-Built

Whiteboxed

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
3	10,534 SF
2	20,505 SF

Built & Furnished

Pre-Built

Built

ENTIRE 2ND FLOOR TEST FIT

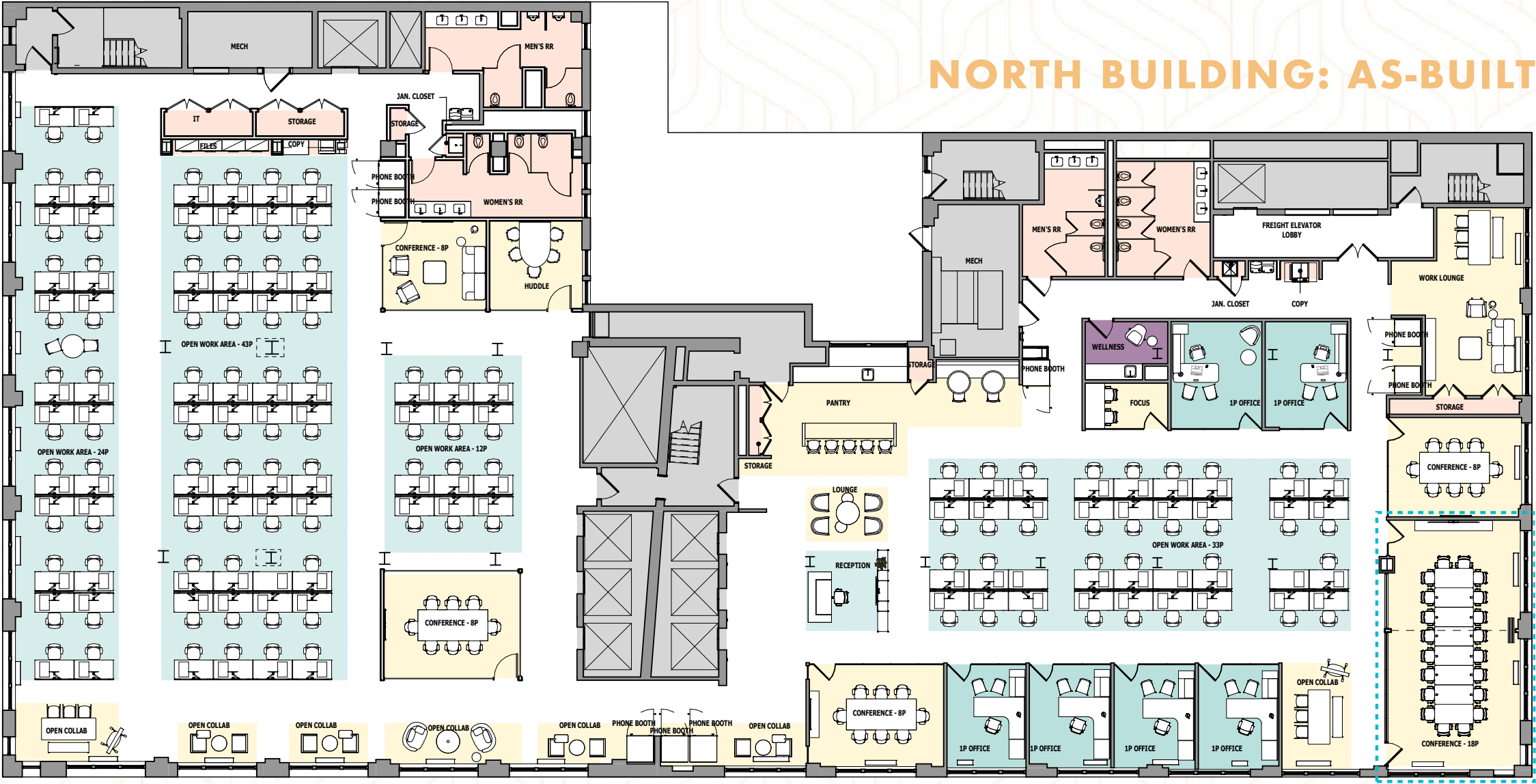
FLOOR 2: 20,505 SF

Can be combined with 3N for a total of 31,039 SF

POSSESSION: Immediate

SOUTH BUILDING: TEST FIT

NORTH BUILDING: AS-BUILT

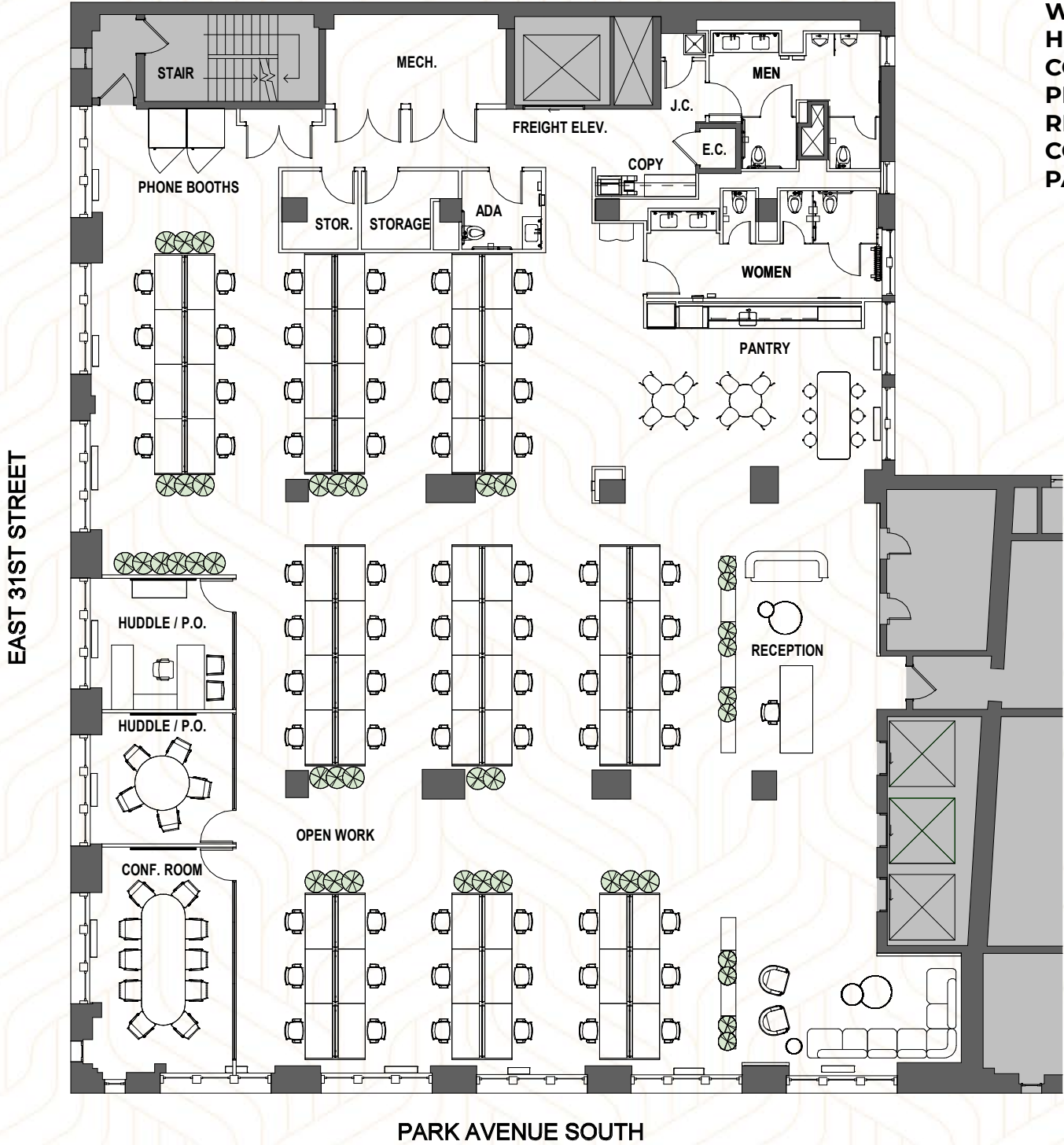


WORKSTATIONS	112
HUDDLE/OFFICE	7
CONFERENCE ROOM (8 PPL)	5
CONFERENCE ROOM (10 PPL)	1
RECEPTION	1
COPY	2
PANTRY	1

PRE-BUILT (SOUTH BUILDING)

FLOOR 9: 9,936 SF

POSSESSION: September 2026



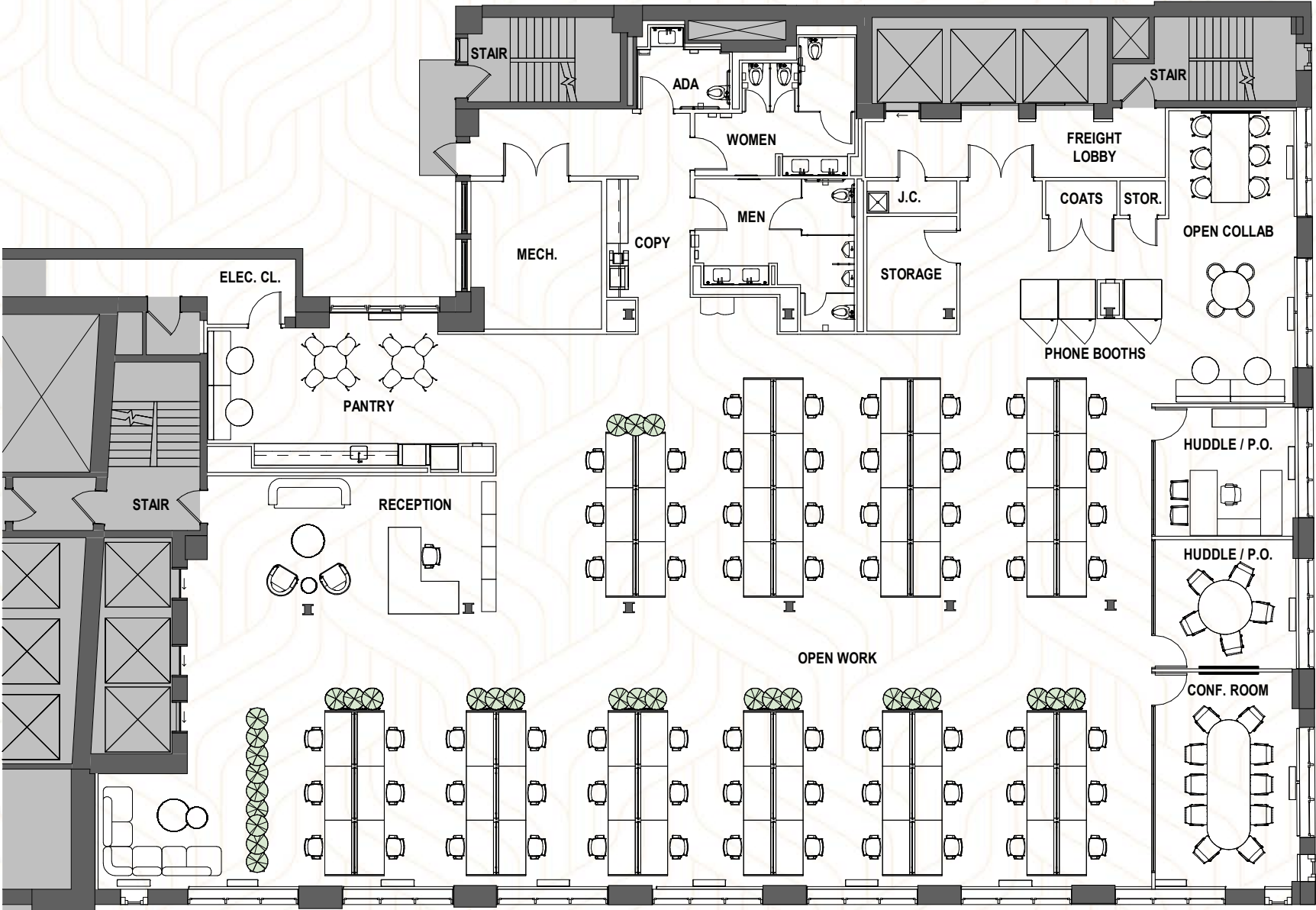
WORKSTATIONS	66
Huddle or P.O.	2
CONFERENCE ROOM (10 PPL)	1
PHONE BOOTHS	2
RECEPTION	1
COPY	1
PANTRY	1



PRE-BUILT (NORTH BUILDING)

FLOOR 3: 10,427 SF

POSSESSION: September 2026



PARK AVENUE SOUTH

WORKSTATIONS	68
HUDDLE/P.O.	2
CONFERENCE ROOM (10 PPL)	1
PHONE BOOTHS	3
RECEPTION	1
COPY	1
PANTRY	1



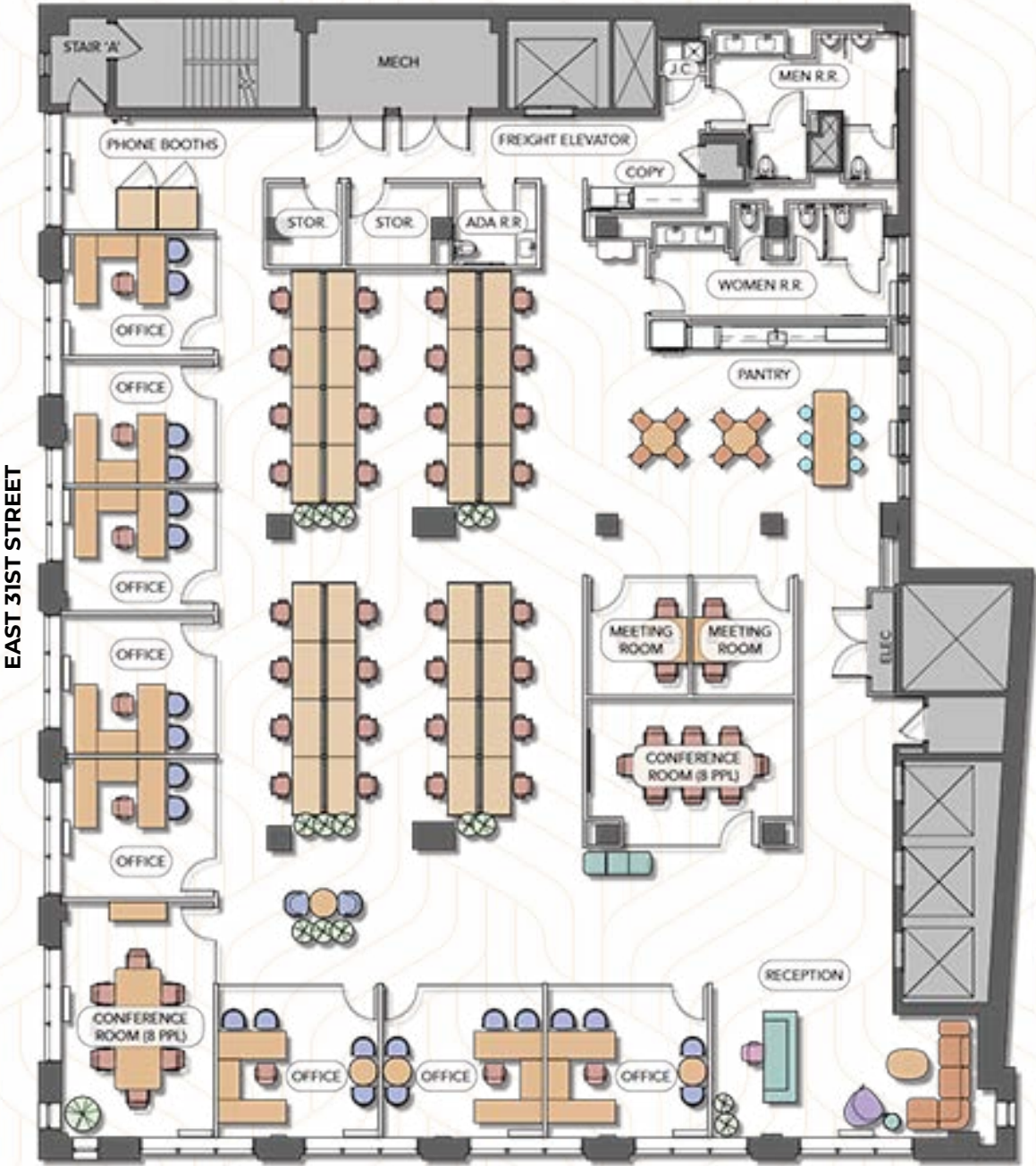
Pantry



Reception

OFFICE INTENSIVE TEST FITS

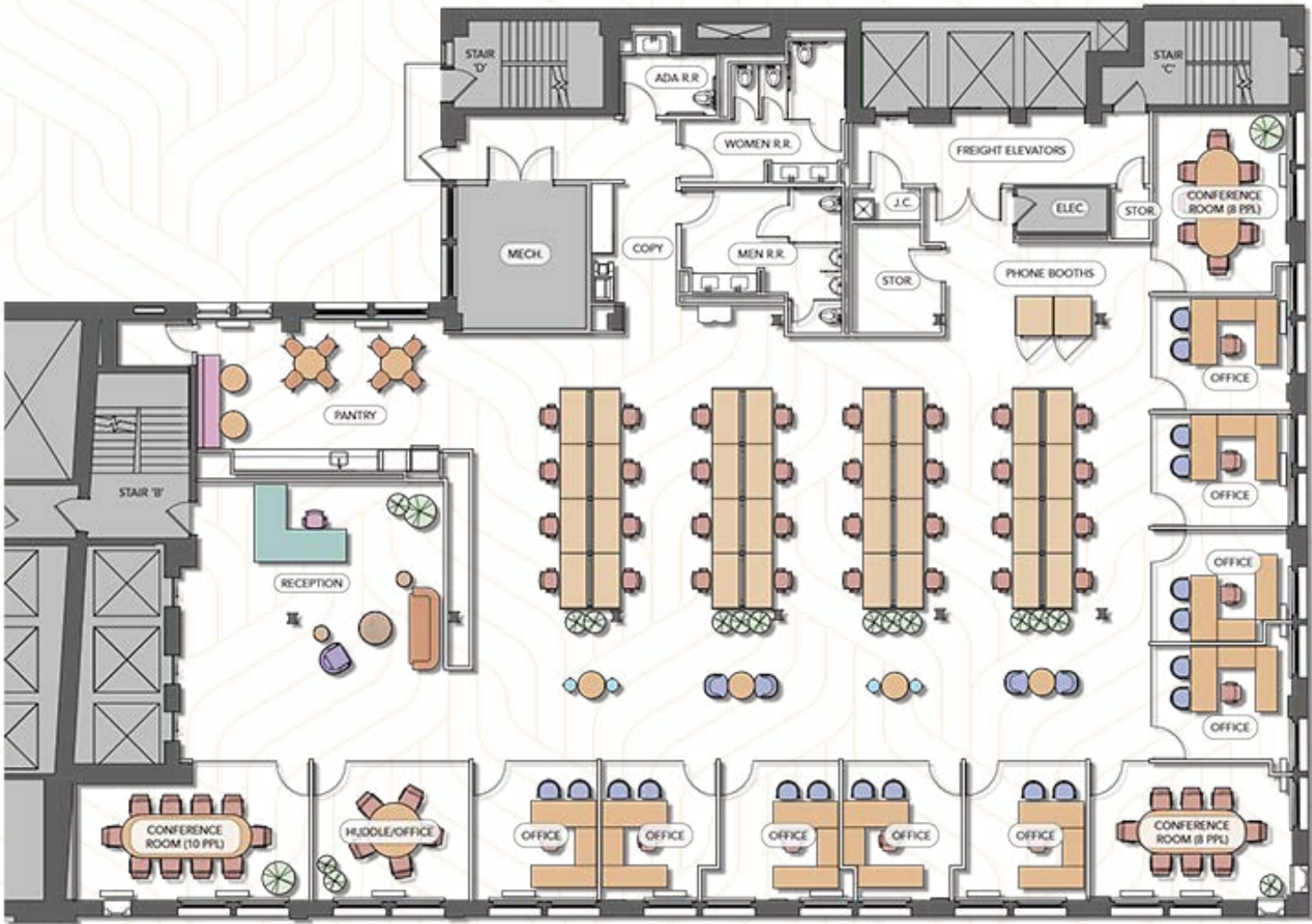
SOUTH BUILDING



PARK AVENUE SOUTH

WORKSTATIONS	32
HUDDLE/OFFICES	8
CONFERENCE ROOMS (8 PPL)	1
MEETING ROOMS	2
RECEPTION	1
COPY	1
PANTRY	1

NORTH BUILDING



EAST 32ND STREET

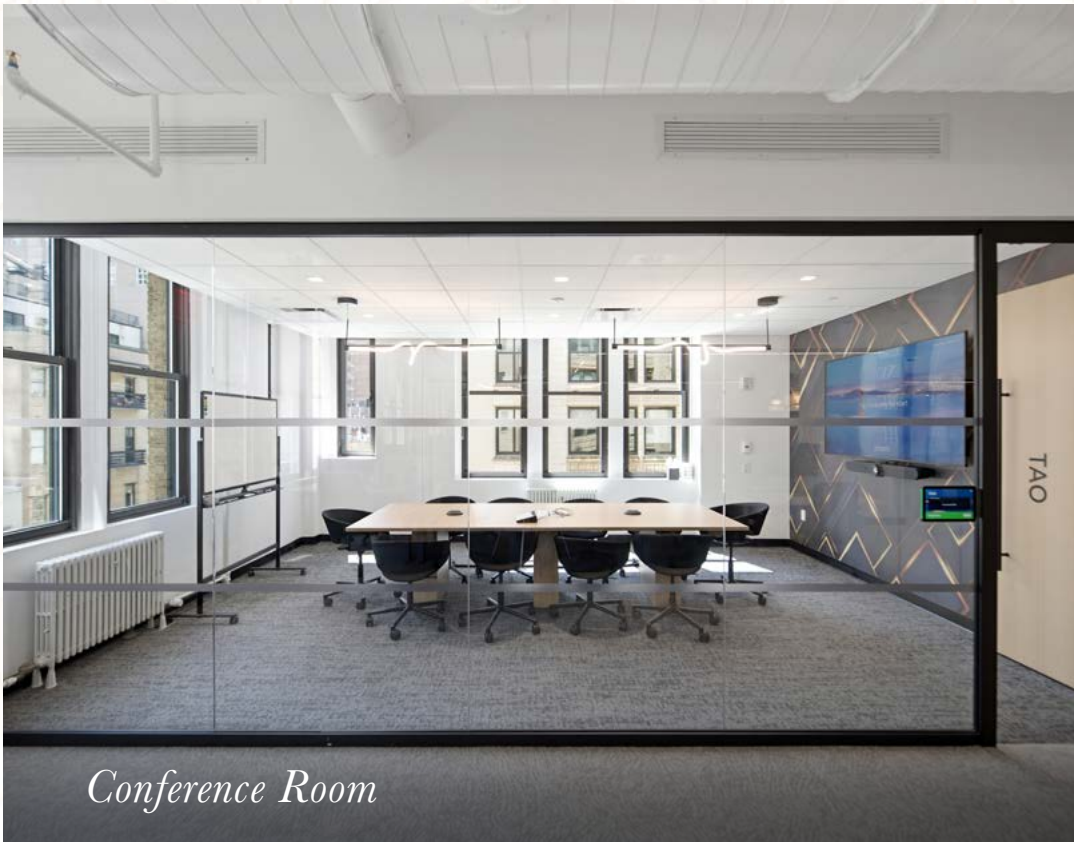
PARK AVENUE SOUTH

WORKSTATIONS	32
HUDDLE/OFFICES	10
CONFERENCE ROOMS (8 PPL)	2
CONFERENCE ROOMS (10 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1

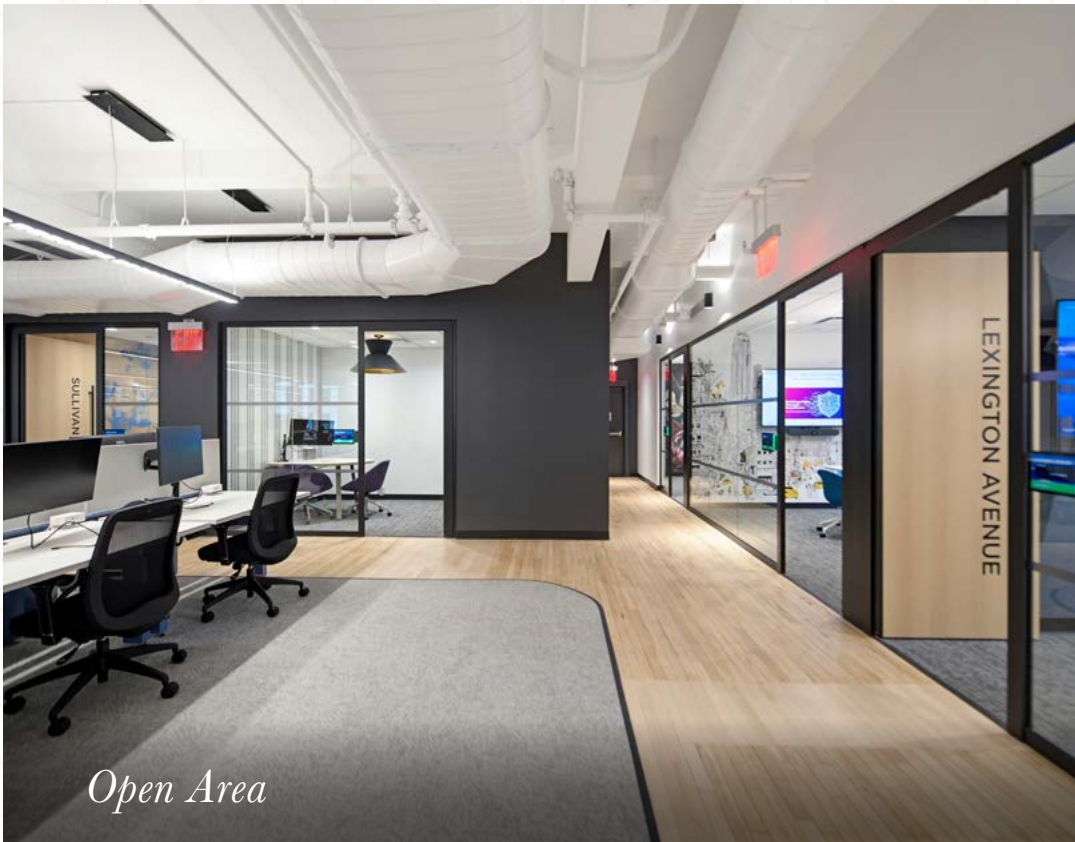
Sample Building Standard Finishes



Boardroom



Conference Room



Open Area



Open Area

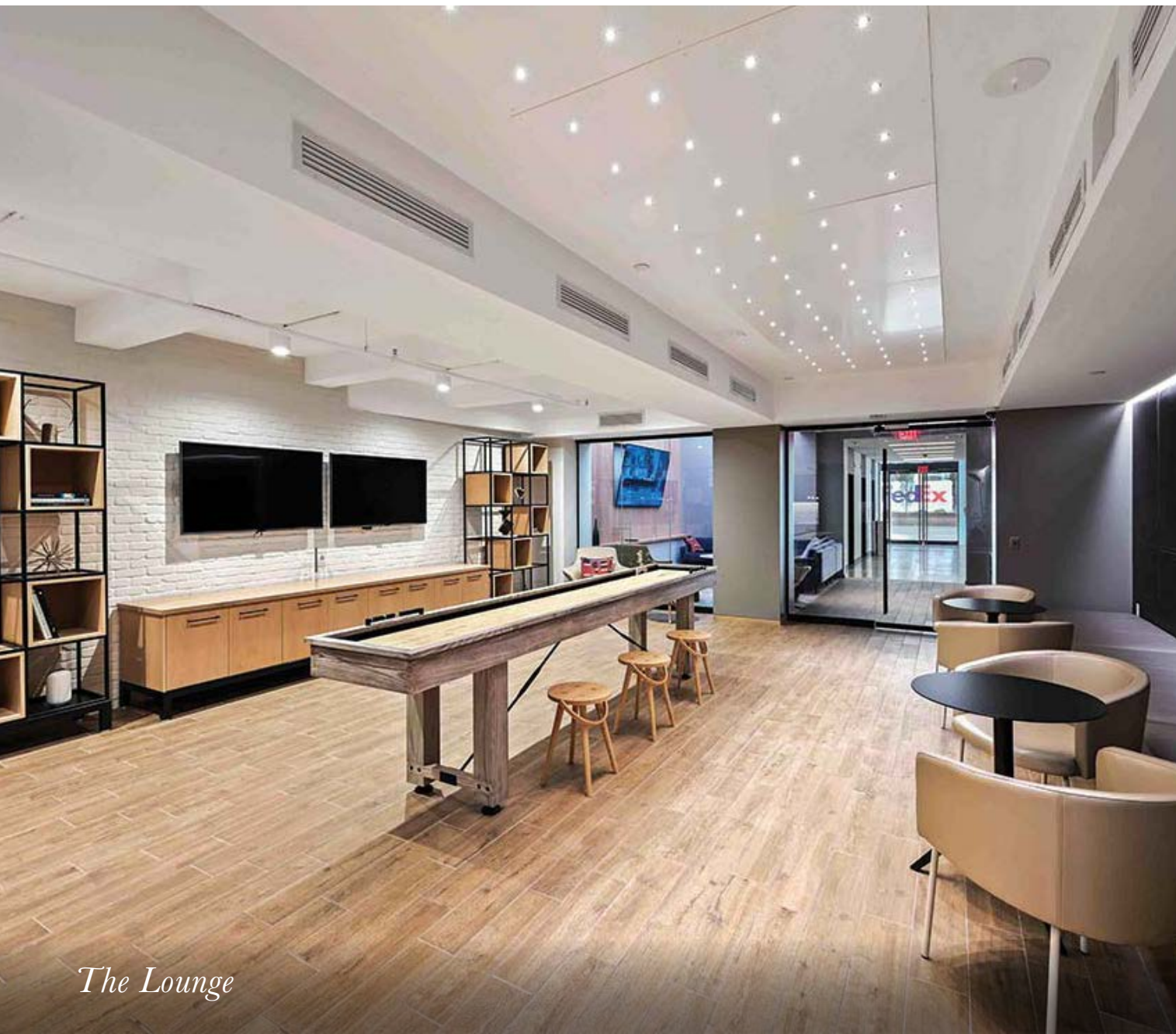


Pantry

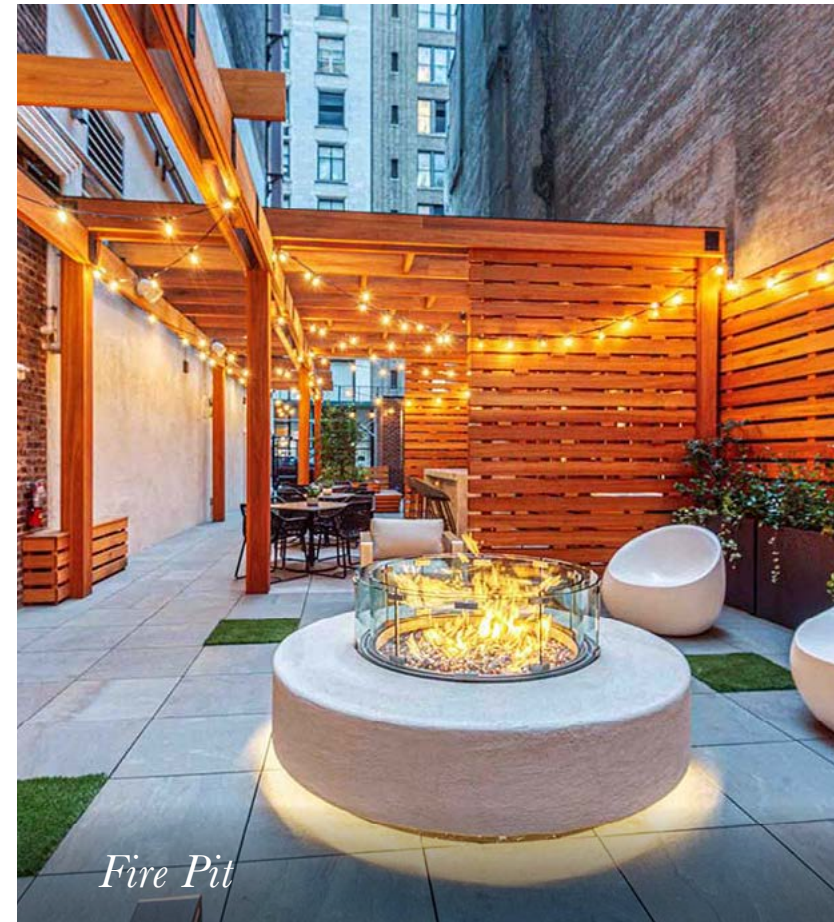
BUILDING OVERVIEW AND AMENITIES

470 PARK AVENUE SOUTH

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.



The Lounge



Fire Pit

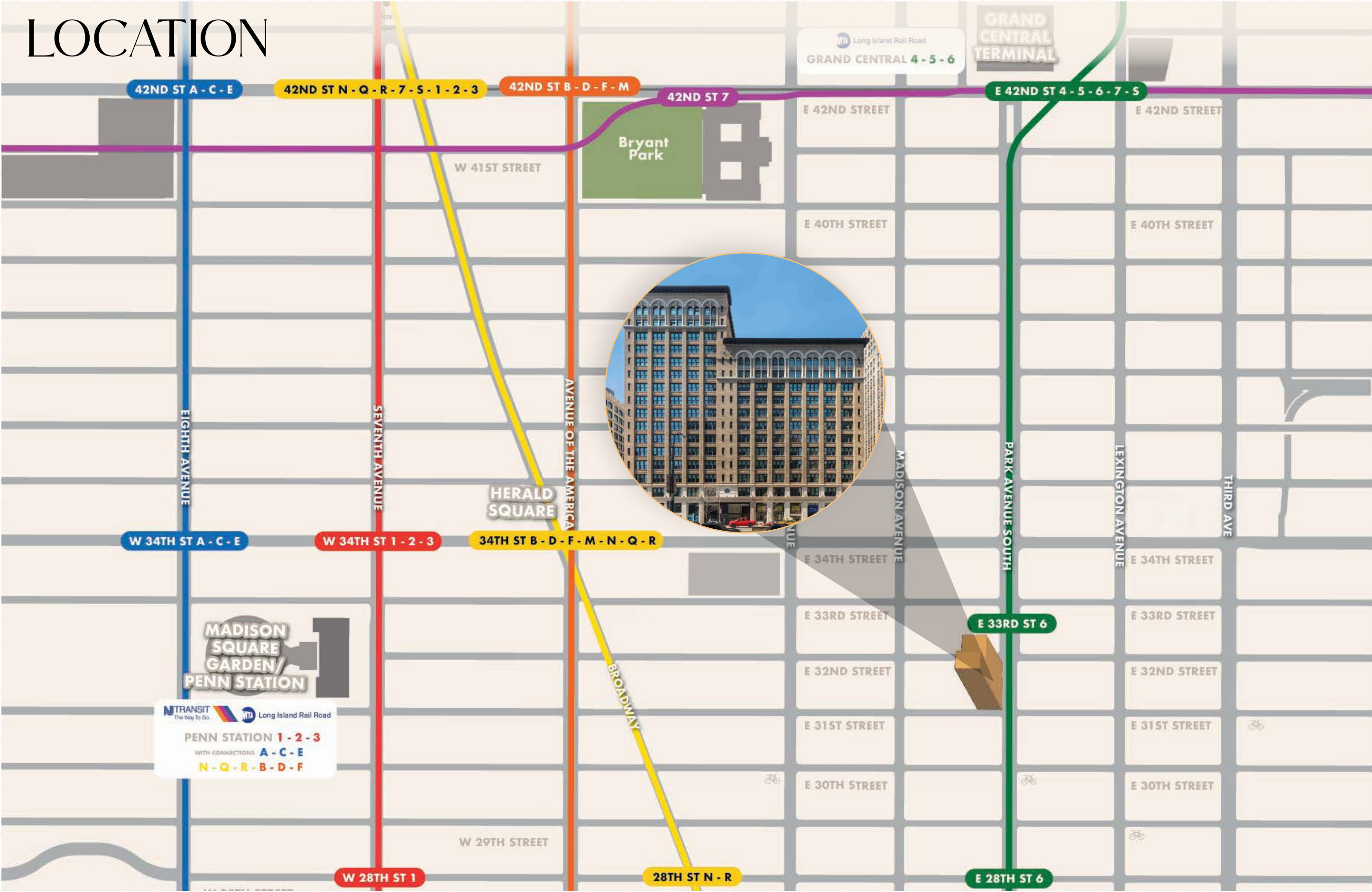


Entrance



Outdoor Patio

LOCATION



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



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