



237PARK
DISTINCTLY PARK AVENUE

DISTINCTLY **PARK AVENUE**, MIDTOWN'S **PREMIER** BUSINESS DESTINATION



Ideally located in the heart of Midtown just steps from Grand Central, 237 Park Avenue is undergoing a striking metamorphosis, dramatically enhancing the way the property engages with Park Avenue and its surroundings. The transformation heralds a new era for the building, where connectivity to the 21st-Century workplace merges with Park Avenue's cache as home to the highest concentration of financial, technology, legal and creative firms in the nation.

PARK AVENUE STREET VIEW



PARK AVENUE ENTRY PLAZA



THE ATRIUM PARK AVENUE ENTRANCE



The centerpiece of 237 Park's multi-million-dollar transformation is a dazzling atrium featuring exotic Oconee White Granite, Moca Crème Limestone, Blue Masaccio Marble, and Afromosia Wood. Exquisite materials are matched only by substantial window perimeters and an abundance of daylight not found in common central-core buildings.

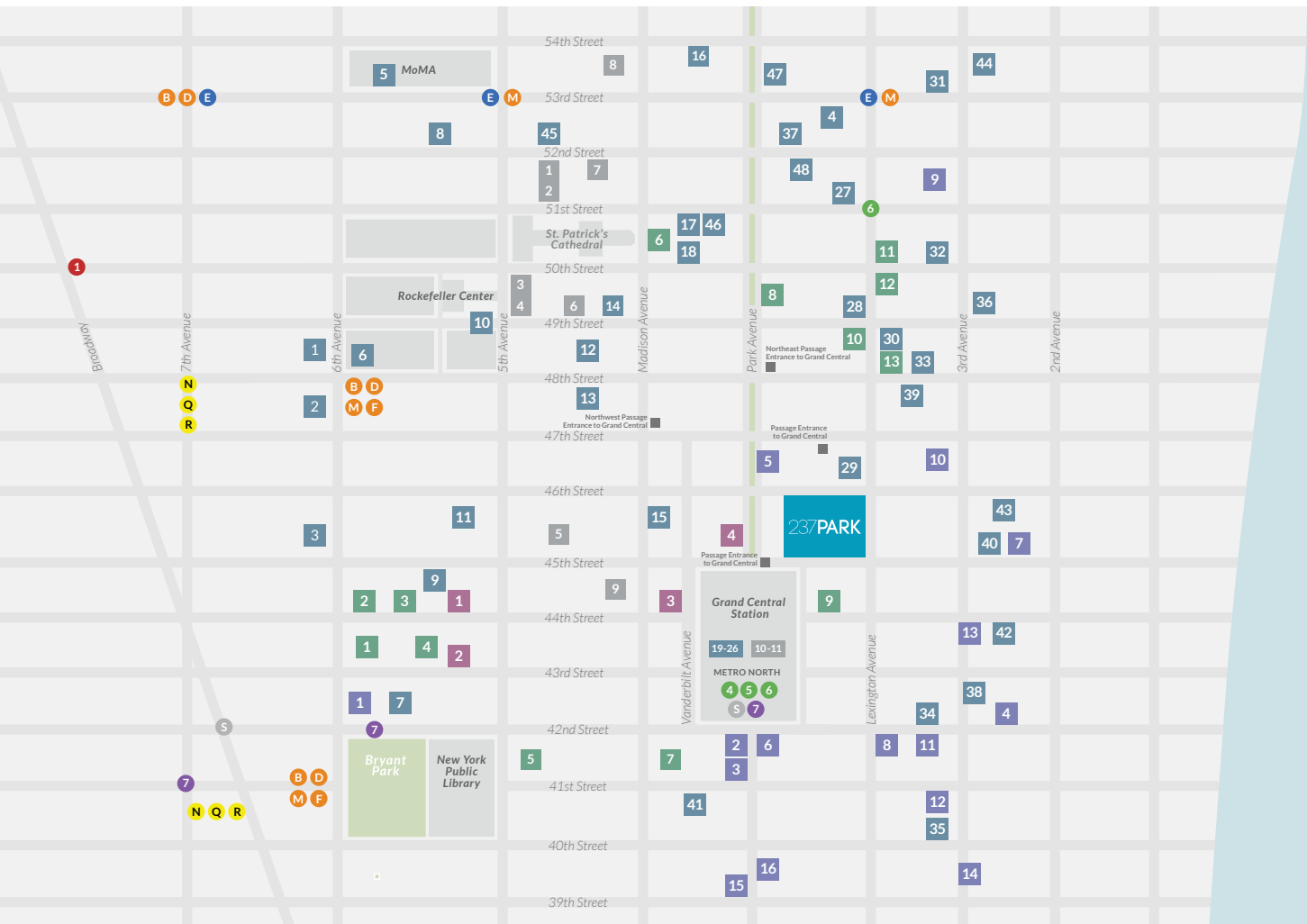
THE ATRIUM LEXINGTON AVENUE ENTRANCE



LEXINGTON BI-LEVEL RETAIL OPPORTUNITY



REDEFINING CONVENIENCE, WHERE PARK AVENUE MEETS GRAND CENTRAL



RESTAURANTS

- 1 Del Frisco's Steakhouse
- 2 Fresh & Co.
- 3 Europa Café
- 4 Brasserie
- 5 The Modern
- 6 AJ Maxwell's Steakhouse
- 7 STK
- 8 21 Club
- 9 Strip House
- 10 The Sea Grill
- 11 Via Brasil
- 12 Sushiden
- 13 Wolf & Lamb Steakhouse
- 14 Shinbashi
- 15 Vander Bar
- 16 Monkey Bar
- 17 Sushi Ann
- 18 Maloney & Porcelli
- 19 Naples 45
- 20 Oyster Bar
- 21 Michael Jordan's Steak House
- 22 Eli's
- 23 Dishes at Home
- 24 Shake Shack
- 25 Magnolia Bakery
- 26 Cipriani Dolci
- 27 Mr. K's
- 28 Bull & Bear Prime Steakhouse
- 29 At Vermilion
- 30 Lexington Brass
- 31 Hillstone
- 32 Affinia 50
- 33 Avra Estiatorio
- 34 The Capital Grill
- 35 Zengo
- 36 Smith & Wollensky
- 37 The Four Seasons
- 38 Sushi Yasuda
- 39 The Sea Fire Grill
- 40 Aburiya Kinnosuke
- 41 Benjamin Steak House
- 42 Sakagura
- 43 Sparks Steak House
- 44 Wolfgang's Steakhouse
- 45 Fig & Olive
- 46 Fresco by Scotto
- 47 Casa Lever
- 48 Four Seasons

HOTELS

- 1 Royalton
- 2 The Iroquois
- 3 Sofitel-New York
- 4 Mansfield Hotel
- 5 Andaz 5th Avenue
- 6 The New York Palace Hotel
- 7 Library Hotel
- 8 Waldorf Astoria
- 9 Fitzpatrick Grand Central
- 10 InterContinental Hotel
- 11 The Benjamin Hotel
- 12 W-Hotel on Lex
- 13 Hyatt 48 Lex

RETAILERS

- 1 Cartier Jewelry
- 2 Gant
- 3 Mac Cosmetics
- 4 Louis Vuitton
- 5 Barnes & Noble
- 6 Saks Fifth Avenue
- 7 A/X Armani Exchange
- 8 Johnston & Murphy
- 9 Brooks Brothers
- 10 Swatch
- 11 Apple

SOCIAL CLUBS

- 1 Harvard Club of New York
- 2 Princeton Club of New York
- 3 The Yale Club of New York
- 4 Notre Dame Club

CORPORATE NEIGHBORS

- 1 HBO
- 2 Bloomberg LP
- 3 Oracle Corporation
- 4 Omnicom
- 5 Major League Baseball
- 6 Pandora
- 7 A&E Television Networks
- 8 Intralinks Holdings
- 9 Discovery Communications
- 10 The Economist
- 11 Aegis Media
- 12 McCann Worldgroup
- 13 Salesforce.com
- 14 Univision Communications
- 15 FactSet Research Systems
- 16 Clear Channel Outdoor

BUILDING SPECS

› **Total Building Area:**

1,243,383 SQ FT

› **Height:**

21 Stories

› **Typical Floor Size:**

62,000 SQ FT

› **Up to 450,000 SQ FT available;**

A contiguous block of 240,000 SQ FT

› **On-site Property Management**

› **Ceiling Heights, Slab-to-Slab:**

2nd Floor:	18'-11"
3rd Floor:	13'-8"
4th Floor:	14'-10"
5th-14th Floors:	11'-3"
15th Floor:	11'-5"
16th Floor:	11'-7"
17th-19th Floors:	12'-0"
20th-21st Floors:	13'-6"

› **Floor Loads:**

50 lbs./SF (Typ.) Live Load for
Tenant Floors

› **Building Access:**

24 Hours/7 Days
Full-Time Uniformed Security

› **Security:**

Uniformed Concierge control
the Lobby Desk 24 hours a day,
7 days a week.

› **Electrical:**

6 Watts per rentable square foot
connected load for High Voltage
(277/480) on all floors.

› **Emergency Power:**

One 600 kilowatt diesel powered
generator for fire and life safety,
and base building back up.

› **Amenities:**

On-Site Management, Internet-
Based Tenant Work Order System
and Visitor Processing System.

› **HVAC:**

Each floor of the building is cooled
by a combination of four (4) package
units serving the core, and self-
contained heat pump units offering
individual control at the perimeter.

Heating is provided by Con Edison
steam. Perimeter heat pump units
offer individual control.

› **Supplemental HVAC:**

Four (4) Cooling Towers offer a
total of 5,300 tons of condenser
water for tenant supplemental air
conditioning on a 24 hour/365 day
per year basis. Tenant may purchase
available condenser water at standard
building rates.

› **TeleCom:**

All floors have access to the
building's fiber optics. The current
telecommunications providers
include Broadview Networks,
Cogent, AT&T and Verizon.
Time Warner is the cable provider.

› **Elevators/Escalators:**

Six (6) Low Rise Passenger:
Lobby, 2nd-11th Floors

Six (6) High Rise Passenger:
Lobby, 10th-21st Floors

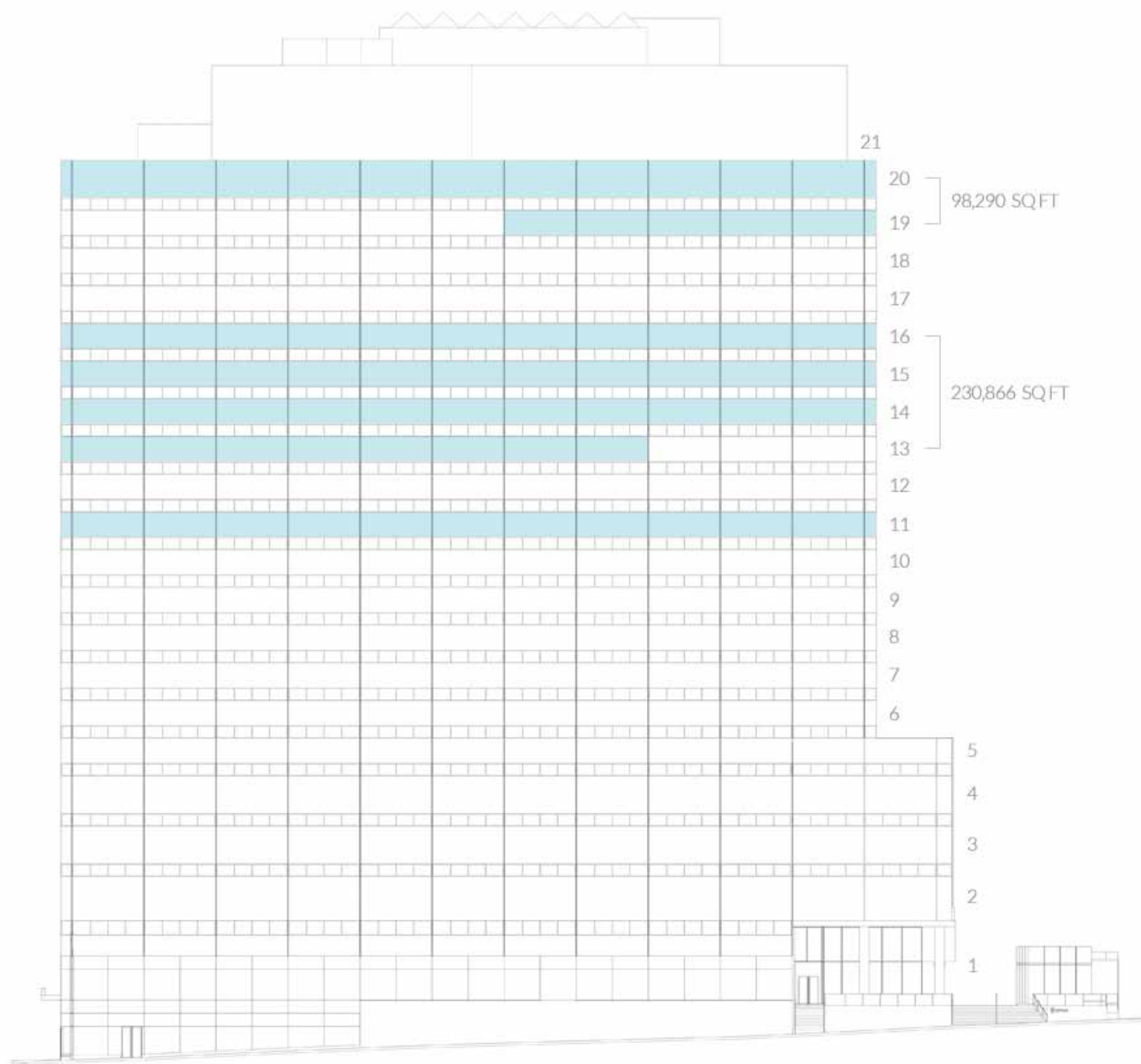
One (1) Freight:
Ground-21st Floors

Two (2) Escalators:
Lexington Avenue-Lobby

› **Parking Garage:**

Private. Access from ramp on
East 45th Street.

BUILDING AVAILABILITY



20TH FLOOR | 60,845 SQ FT

19TH FLOOR | 37,445 SQ FT (PARTIAL)

16TH FLOOR | 62,275 SQ FT

15TH FLOOR | 62,275 SQ FT

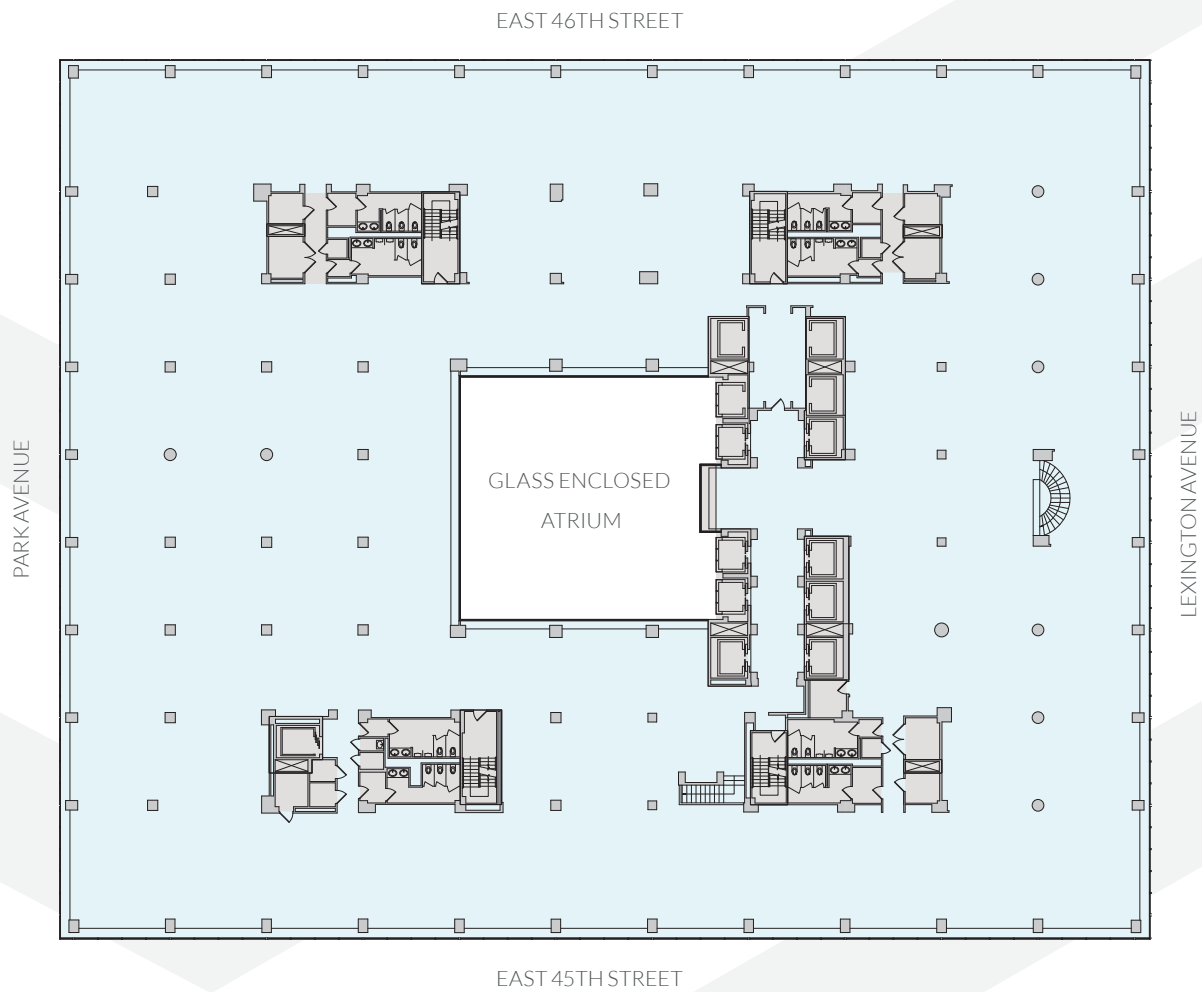
14TH FLOOR | 61,543 SQ FT

13TH FLOOR | 44,773 SQ FT (PARTIAL)

11TH FLOOR | 61,411 SQ FT

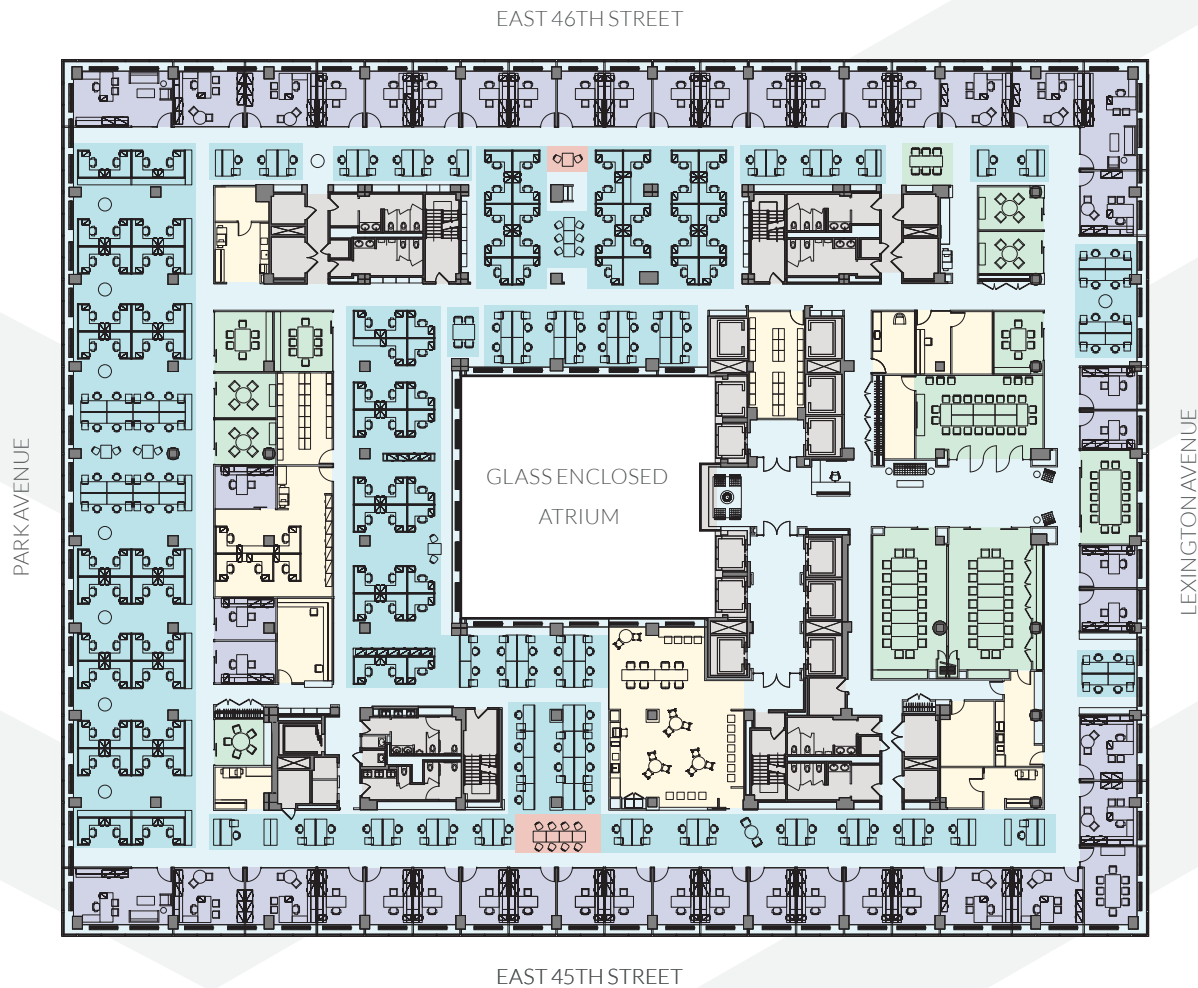
11TH FLOOR

Core and Shell
61,411 SQ FT



11TH FLOOR

Typical Office/Open Test Fit
61,411 SQ FT



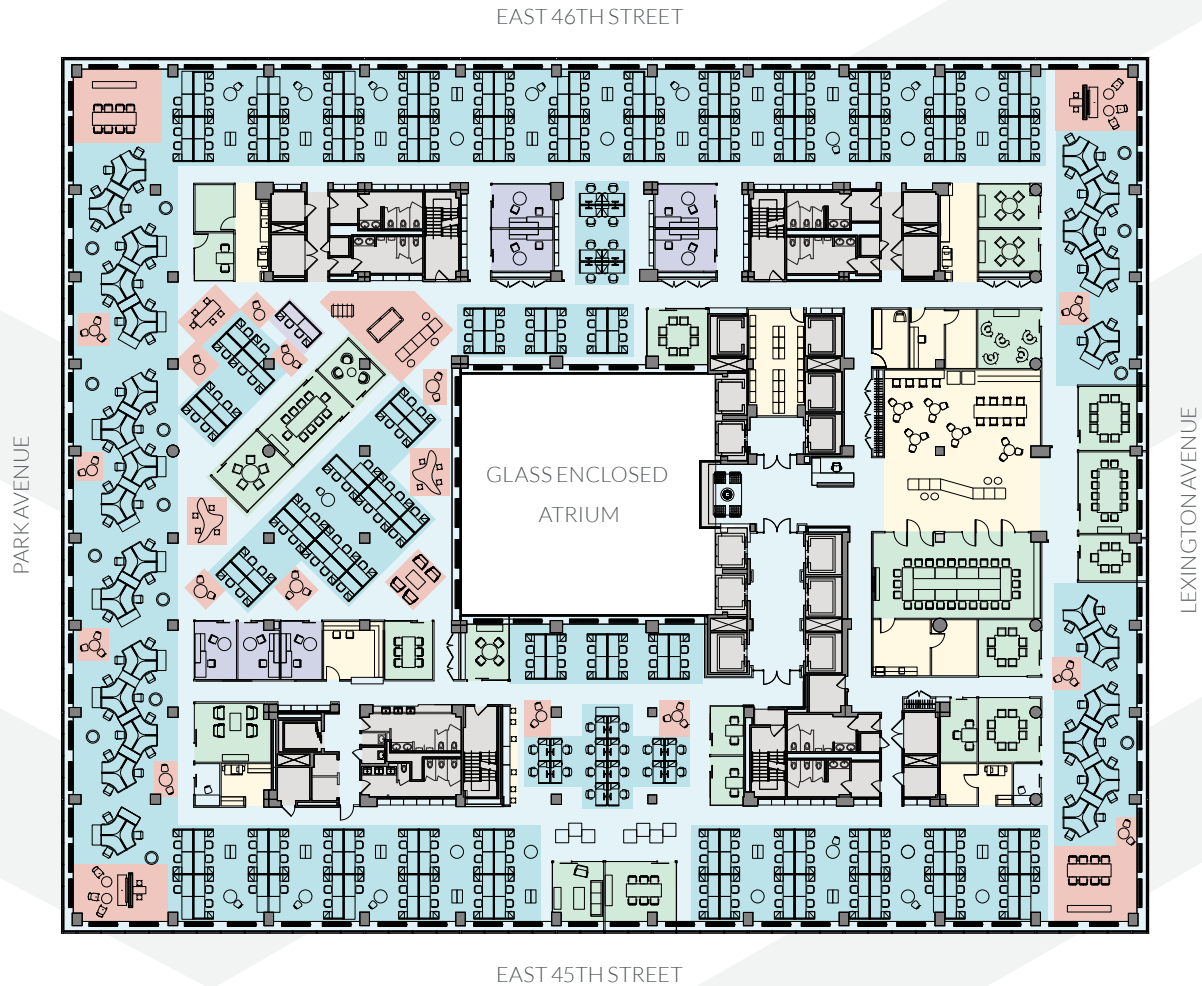
Personnel	Quantity of Seats
Senior Executive Private Office	3
Executive Private Office	11
Standard Private Office	33
Workstation 6'x6'	107
Bench 6'x2'-6"	102
General Support	3
Receptionist	1
Total	258
Open: Closed	81: 19

Collaboration Seats	Quantity of Seats
Conference Seats	117
Informal Meeting Seats	34
Café Seats	34
Total	185
Personnel : Collaboration Seat	1:0.7
Total Rentable SF	
Floor 11	61,411 RSF
Rentable SF/Per Person	238 RSF/Per Person

Color Key
Support
Open Office
Conference Room
Breakout Space
Private Office

11TH FLOOR

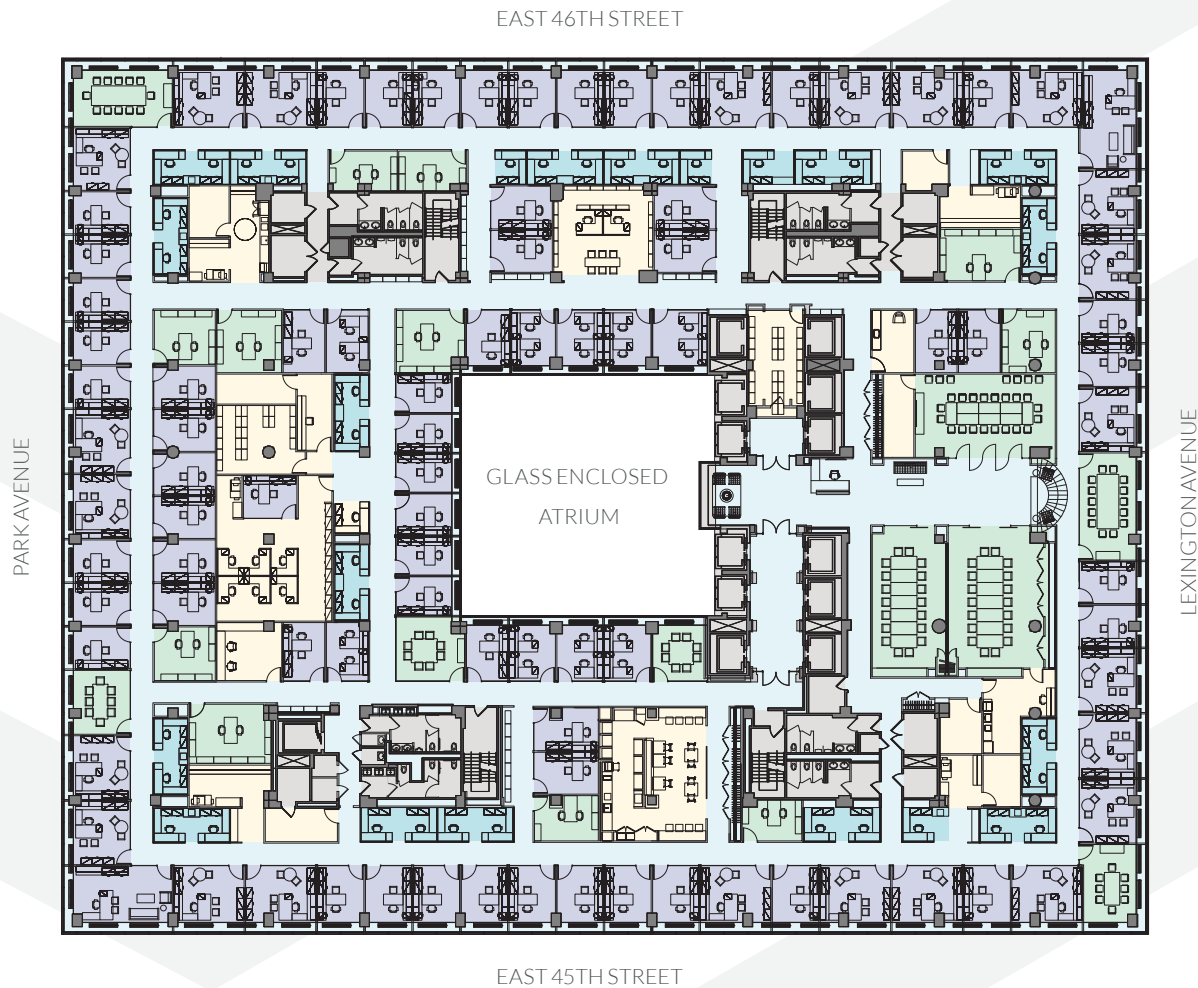
Creative Test Fit
61,411 SQ FT



Personnel	Quantity of Seats	Collaboration Seats	Quantity of Seats	Color Key
Private Office 10'x14' 140 SF	7	Closed Collaboration	144	Support
Workstation 5'x4'-6"	224	Open Collaboration	120	Open Office
Bench 5'x2'-6"	24	Cafe Seats	27	Conference Room
Workstation 5'x4'-6"	80	Total	291	Breakout Space
General Support	3	Personnel : Collaboration	1 : 0.9	Private Office
Receptionist	1	Seat		
Total	339			
Open : Closed	99 : 1	Total Rentable SF		
		Floor 11	61,411 RSF	
		Rentable SF/Per Person	181 RSF/Per Person	

11TH FLOOR

Law Test Fit
61,411 SQ FT



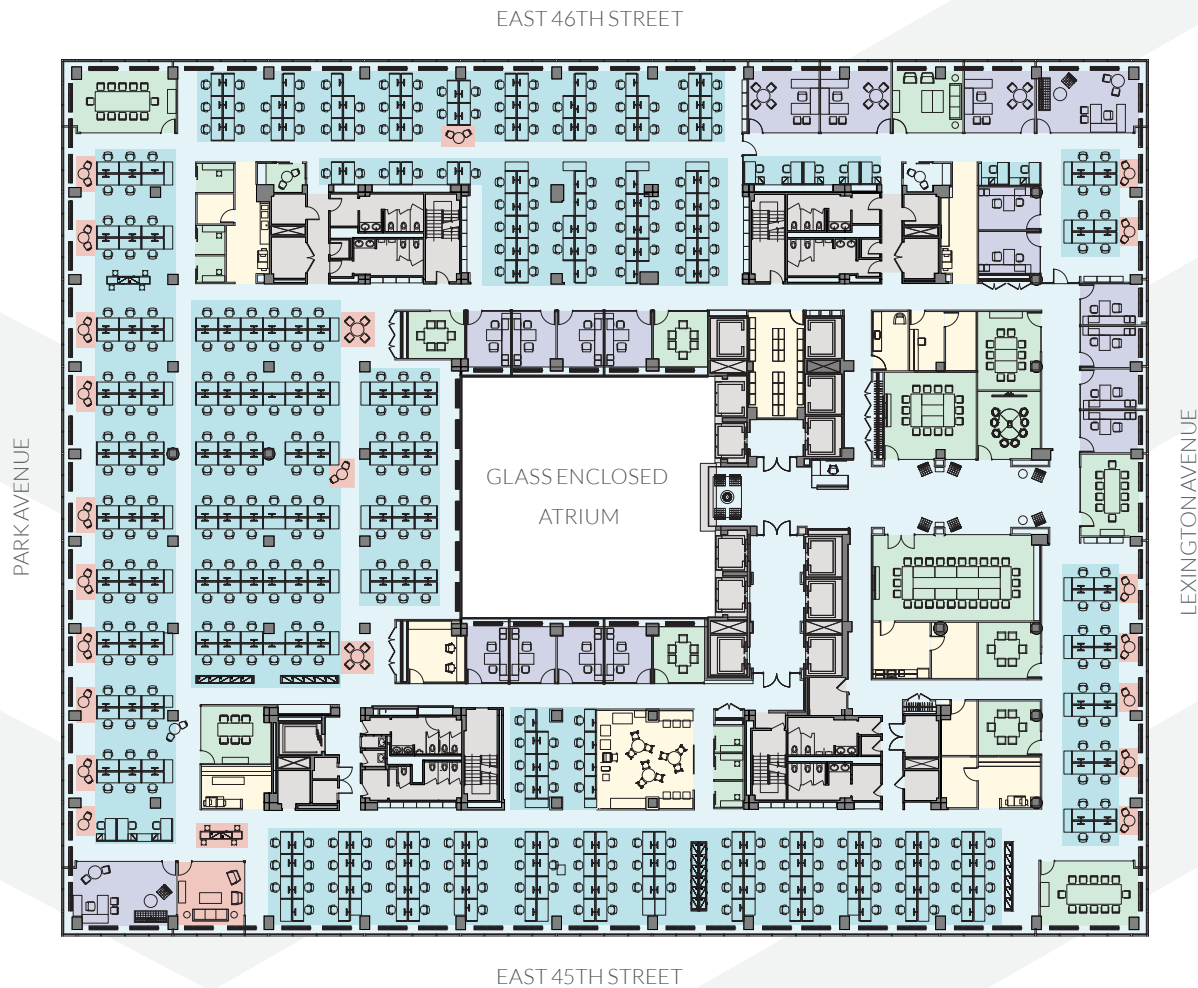
Personnel	Quantity of Seats
Senior Partners	2
Partners	23
Associates	58
Double Associates	16 (8 offices)
Total Attorneys	97
Secretary	17
Paralegal	24
Receptionist	1
General Support	10
Total Population	149
Partner : Associate	1 : 3
Secretary : Attorney	1 : 6

Legal Conference Amenities	Quantity of Seats
Conference Seats	110
Informal Meeting Seats	4
Case Room Seats	22
Attorney : Conference Seats	1 : 1.03
Total Rentable SF	
Floor 11	61,411 RSF
Rentable SF/Attorney	633 RSF/Attorney
Rentable SF/Per Person	412 RSF/Per Person

Color Key
 Support
 Open Office
 Conference Room
 Private Office

11TH FLOOR

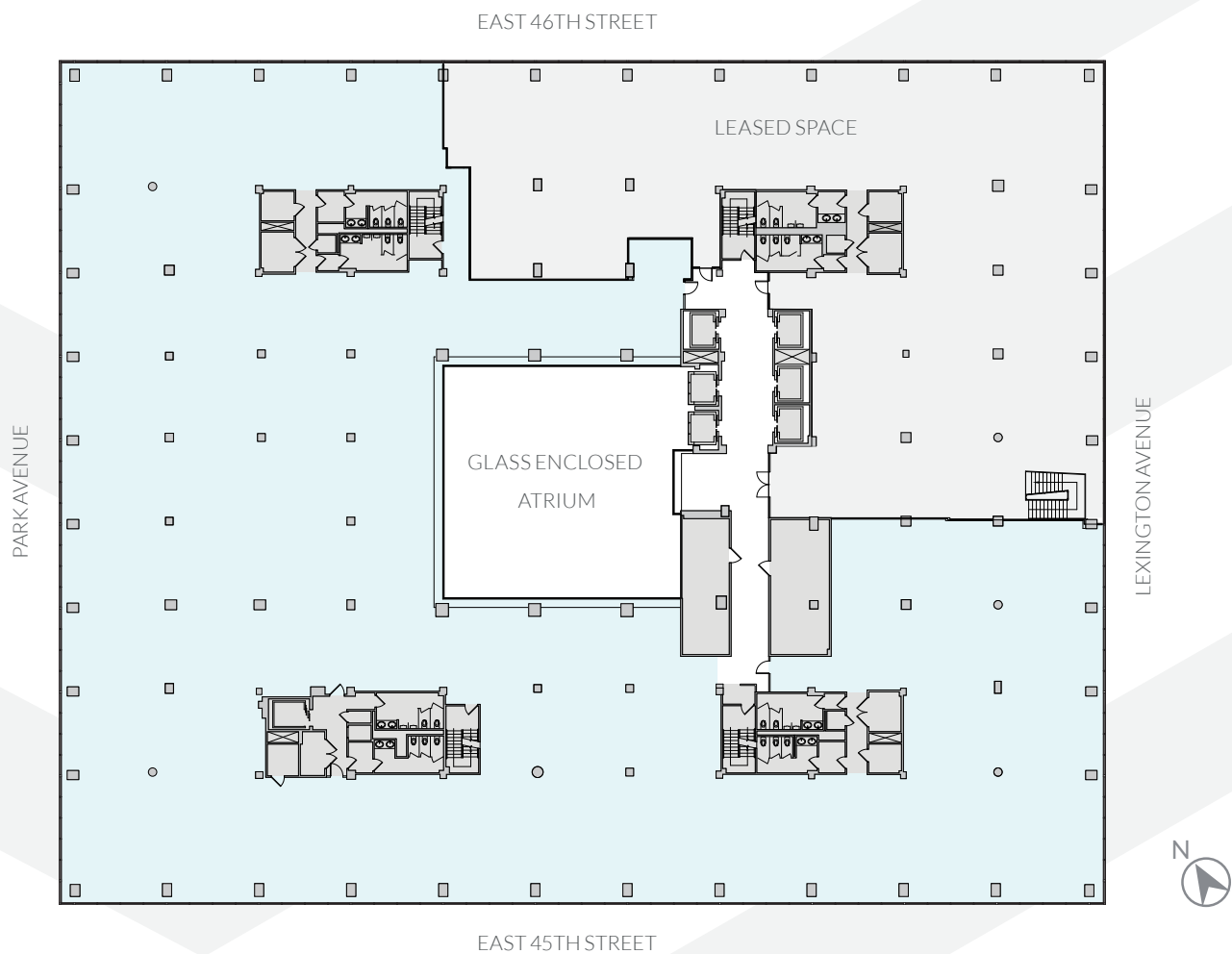
Financial Test Fit
61,411 SQ FT



Personnel	Quantity of Seats	Collaboration Seats	Quantity of Seats	Color Key
Executive Private Office 22'x14' 300 SF	5	Conference Seats	127	Support
Private Office 16'x14' 225 SF	10	Informal Seats	61	Open Office
Private Office 9'x6' x12' 114 SF	4	Café Seats	15	Conference Room
Workstation 5'x4'-6"	10	Privacy Booths	6	Breakout Space
Trading Desk 5'x2'-6"	365	Total	209	Private Office
General Support	3	Personnel : Collaboration Seat	1:0.5	
Receptionist	1			
Total	398	Total Rentable SF		
Open: Closed	99: 1	Floor 11	61,411 RSF	
		Rentable SF/Per Person	151 RSF/Per Person	

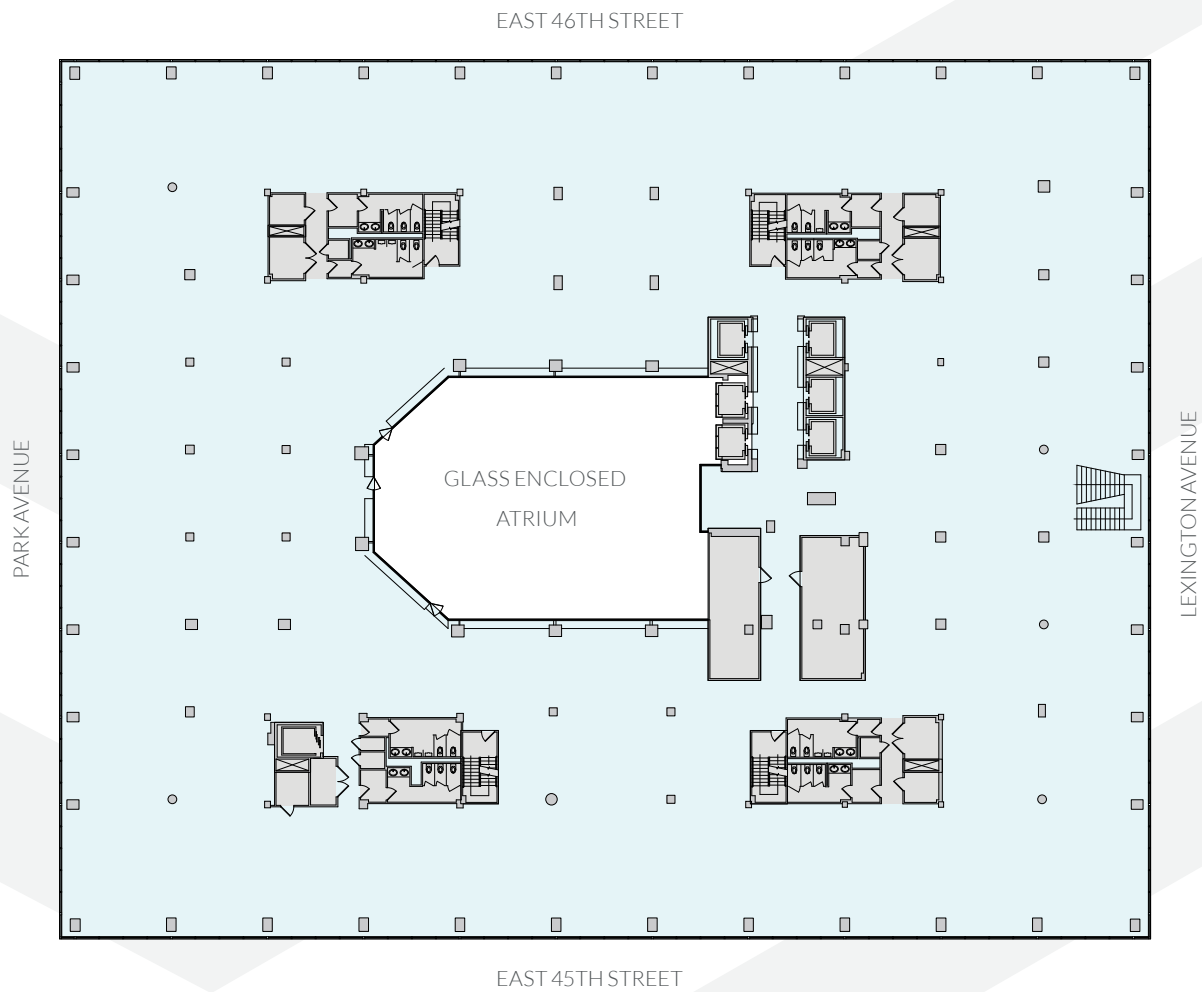
13TH FLOOR

Core and Shell
43,739 SQ FT AVAILABLE



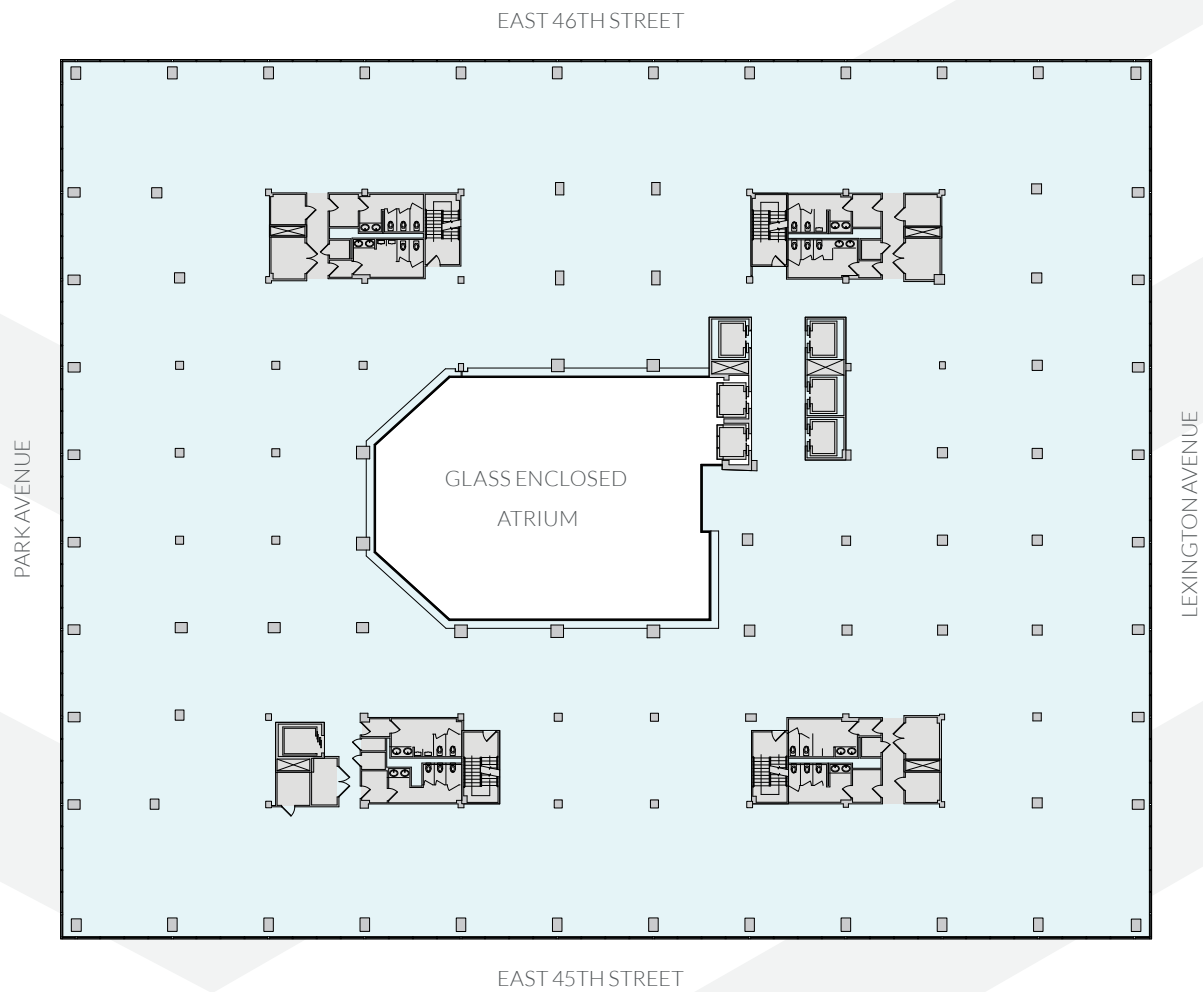
14TH FLOOR

Core and Shell
61,543 SQ FT



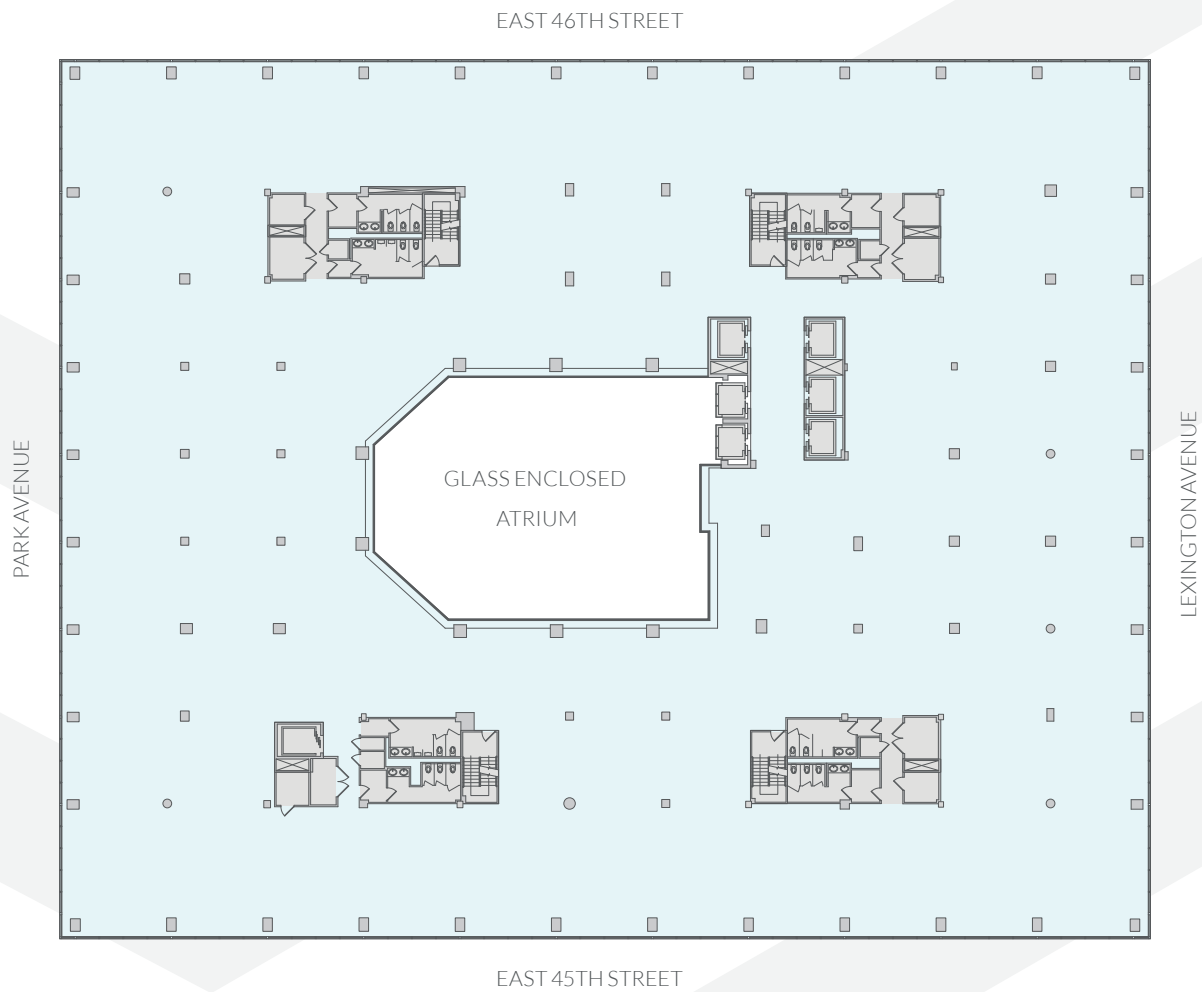
15TH FLOOR

Core and Shell
62,275 SQ FT



16TH FLOOR

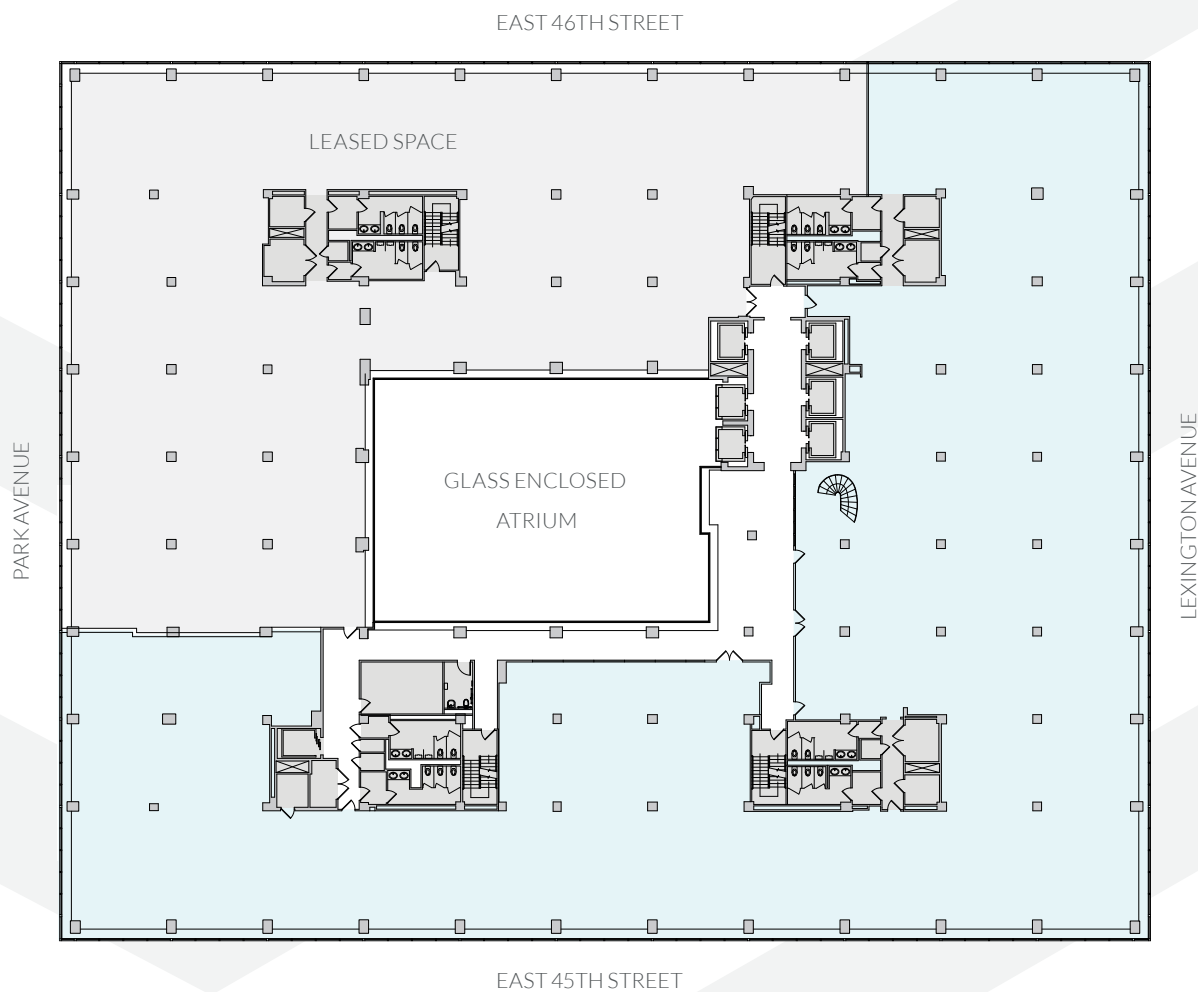
Core and Shell
62,275 SQ FT



19TH FLOOR

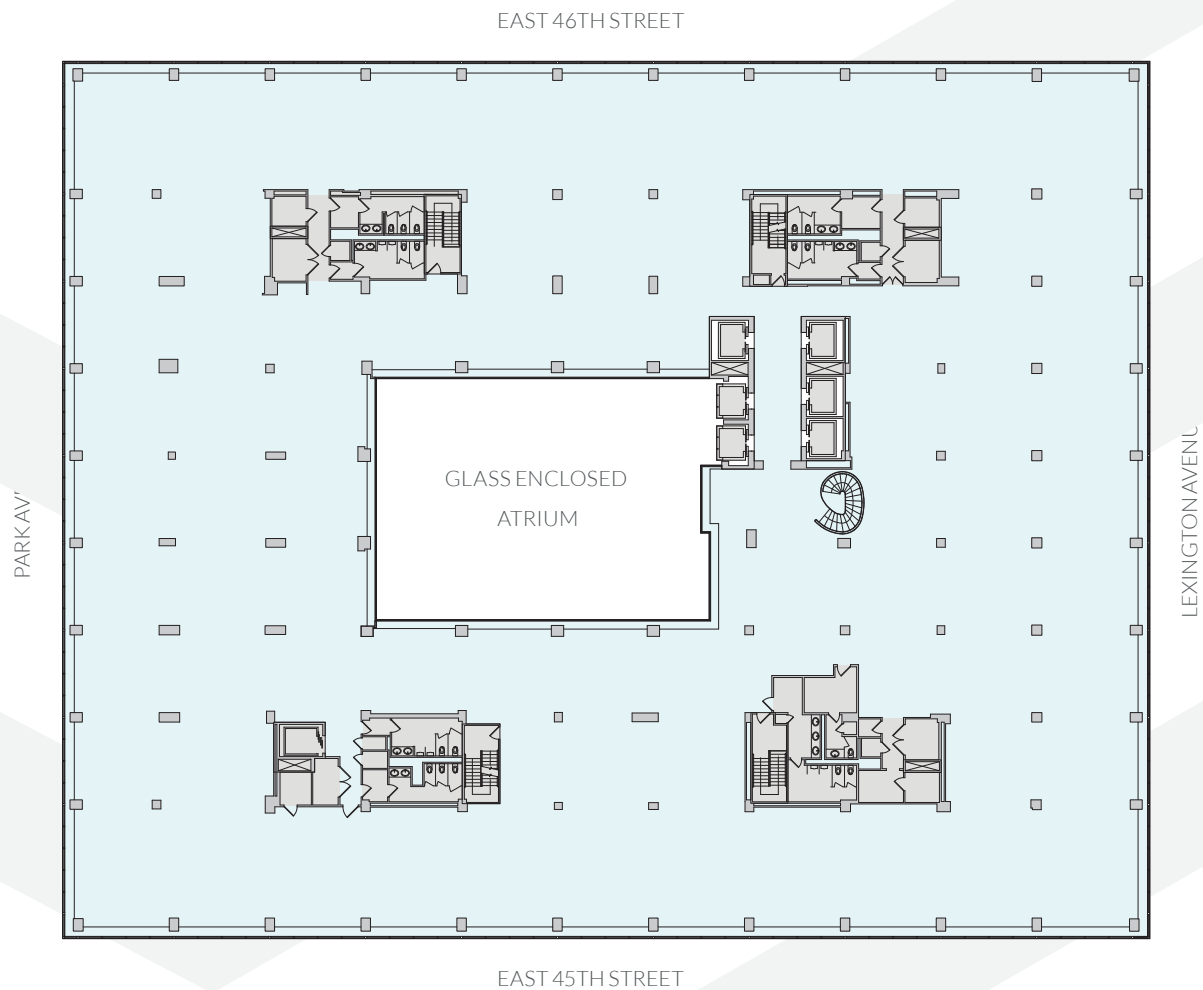
Core and Shell

37,445 SQ FT AVAILABLE



20TH FLOOR

Core and Shell
60,845 SQ FT



CONTACT INFORMATION



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