

245 PARK AVE



245

TWO FIVE PARK AVENUE

245 PARK AVE

REDEVELOPMENT HIGHLIGHTS

Dramatically-transformed Lobby

New Terracotta Park Avenue Façade

Spectacular Plaza Redesign

New Window Replacement

New Elevator Cabs – Destination Dispatch

New Wellness Amenity with Golf Lounge

New L'Épicerie by Daniel Boulud

Rooftop Park

Exceptional Connectivity. Immediate Access to Grand Central Terminal

New Upscale Dining by Scarpetta



NEIGHBORHOOD MAP

Immediate Access to Grand Central Terminal

 LIRR  Metro-North Railroad



245 PARK AVENUE



A palatial podium
*newly re-clad, making a monumental
statement on Park Avenue*

245 PARK AVENUE

47TH STREET EXTERIOR

Elegant plaza re-design with lush landscaping provides a dramatic entrance



245 PARK AVENUE

NEW PLAZA ENTRANCE



cala scarpetta

245

SOCIETE
GENERALE
245 PARK AVENUE

NEW PLAZA ENTRANCE



A Grand Entry

245 PARK AVENUE

Tenants are welcomed into the light-filled Park Avenue lobby complimented by the drama of a monumental black marble desk, elegant white oak columns, elevator banks and sculptural Italian white marble walls.

LOBBY



245 PARK AVENUE

↳ LOBBY



 SOCIETE
GENERALE

245
PARK AVENUE



245 PARK AVENUE



LOBBY CORRIDOR
& ELEVATOR BANK

GROUND FLOOR PLAN

Golf Lounge

Health & Wellness

New Plaza & Arcades

Public Spaces

Cala Scarpetta

Park Lobby

Park Ave Entrance

Lobby Concierge

Lexington Ave Entrance

Security Presence

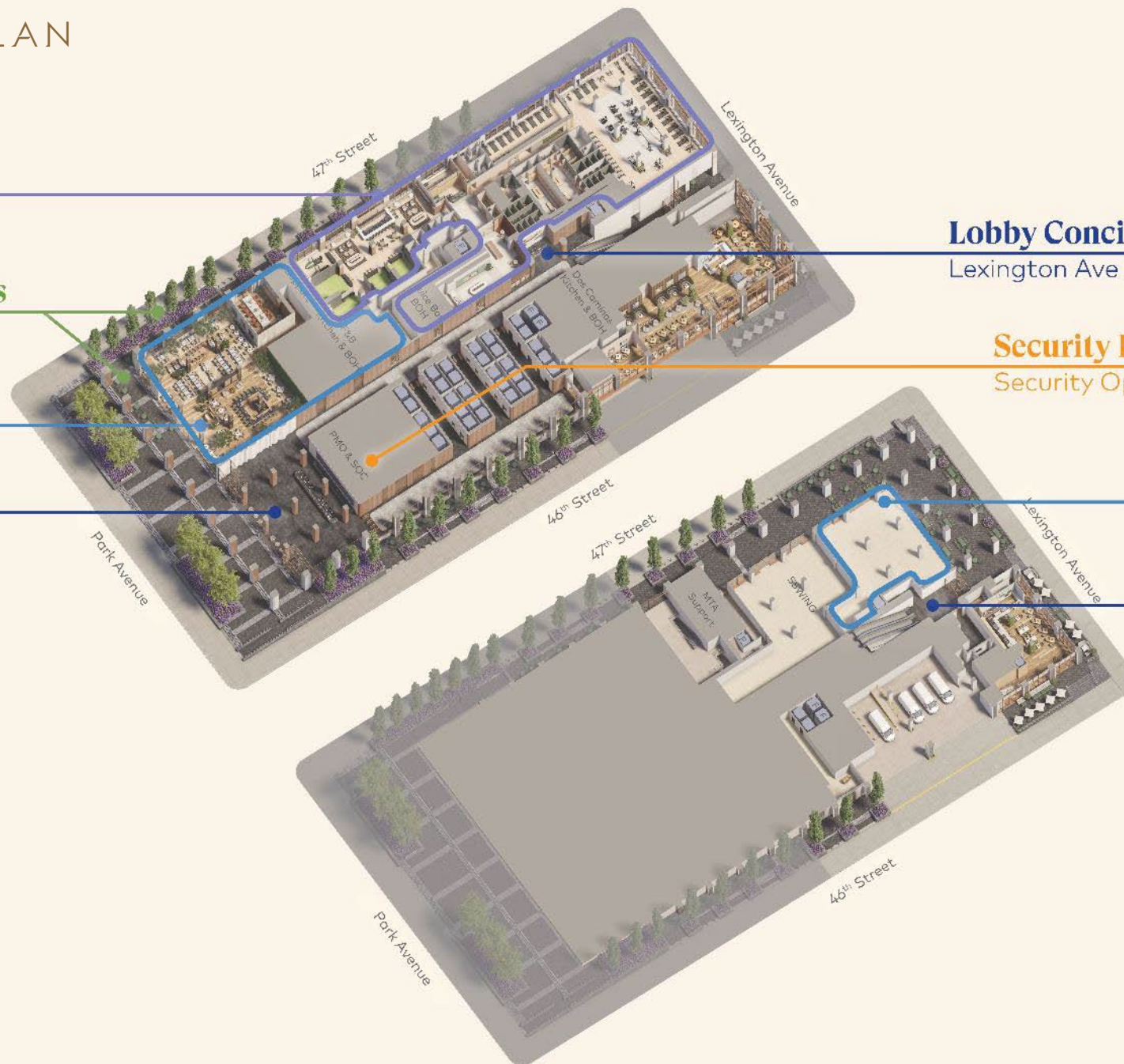
Security Operations Center

L'Ami Pierre

Lease Out

Lexington Lobby

Lexington Ave Entrance



CALA SCARPETTA
Outdoor Dining



245 PARK AVENUE

NEW PLAZA ENTRANCE

CALA SCARPETTA
Upscale Dining



245 PARK AVENUE

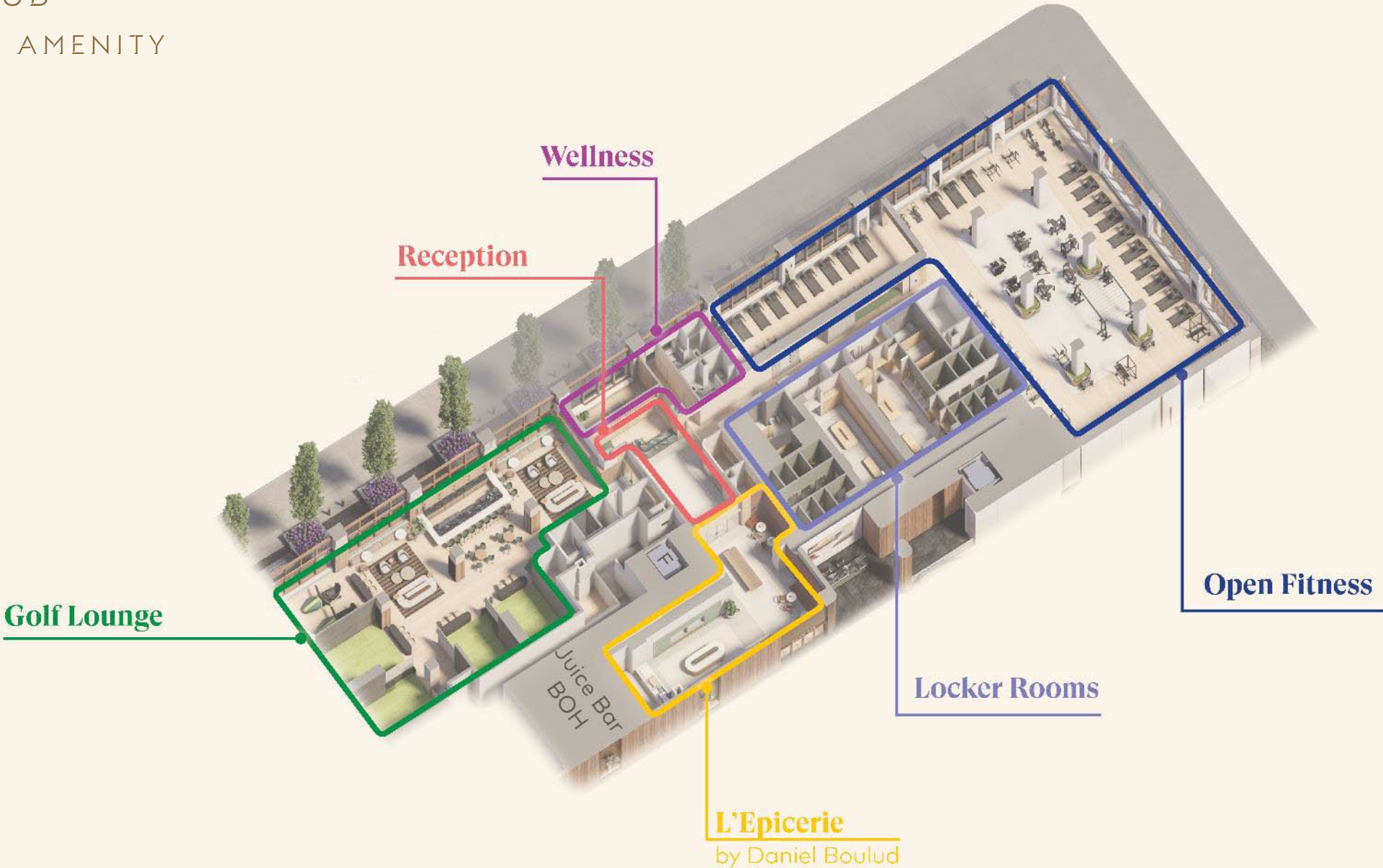
Balancing the Workday

With Spa-Like Fitness

245 PARK'S amenity program features a wellness center with fitness area, treatment rooms, golf simulators, and a lounge with food and beverage operated by Chef Daniel Boulud.



245 CLUB
TENANT AMENITY

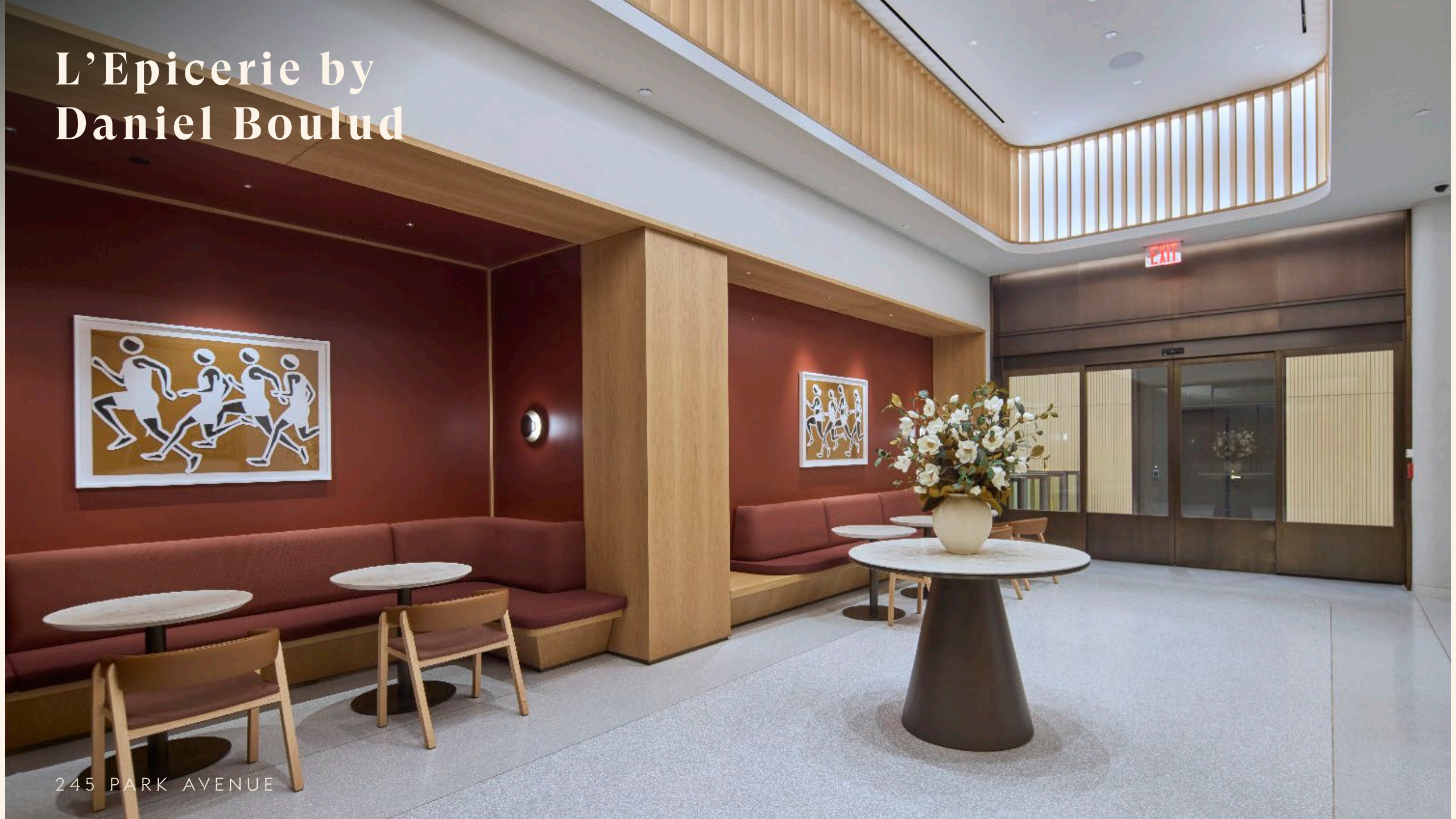


L'Épicerie by Daniel Boulud

245 PARK AVENUE



L'Épicerie by Daniel Boulud



245 PARK AVENUE

CLUB 245

Reception



245 PARK AVENUE

CLUB 245

Wellness Center

245 PARK AVENUE



CLUB 245

Wellness Center



245 PARK AVENUE

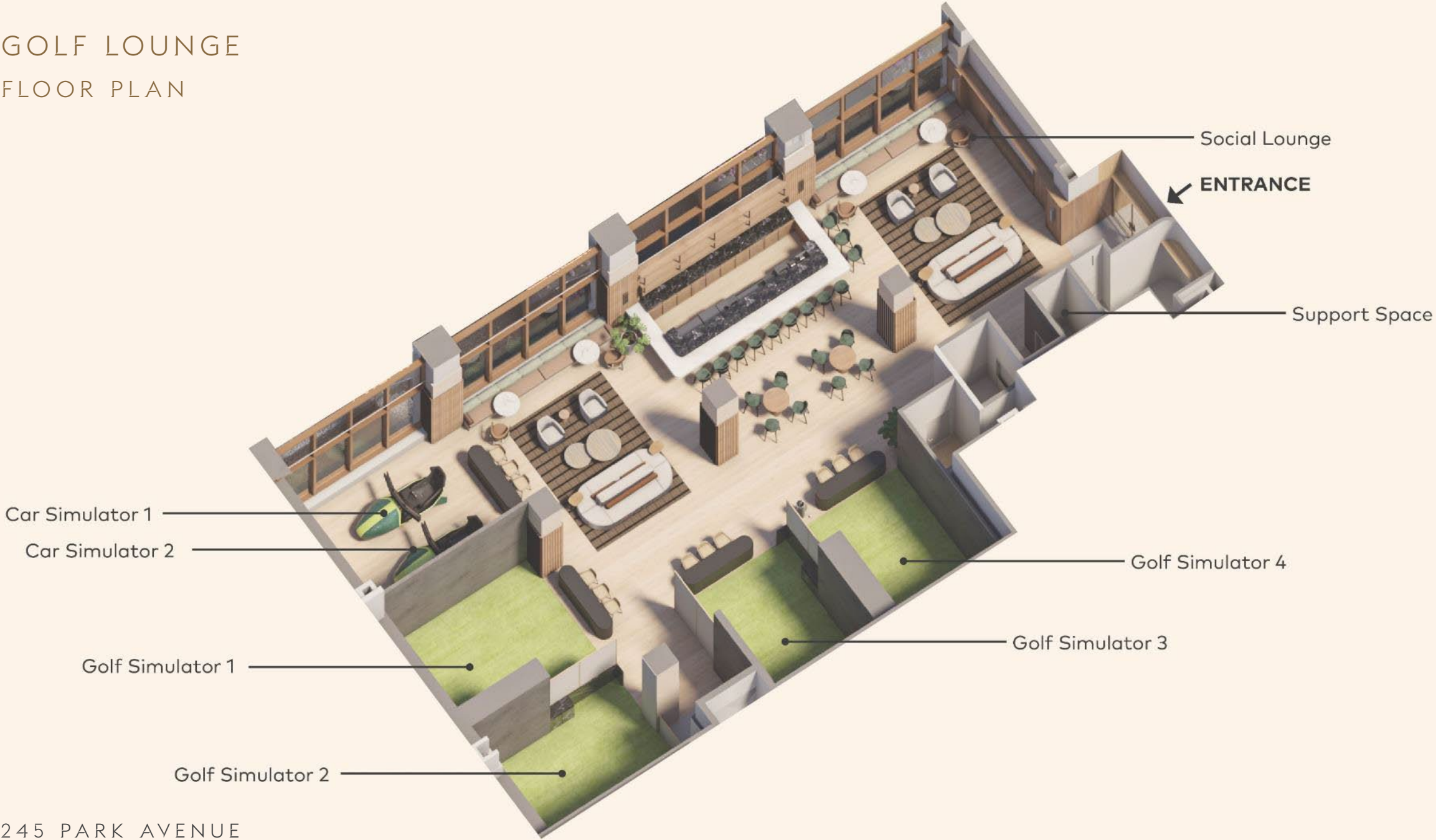
CLUB 245

Locker Room

245 PARK AVENUE



GOLF LOUNGE
FLOOR PLAN



CLUB 245

Golf Lounge

245 PARK AVENUE



CLUB 245

Golf Lounge



245 PARK AVENUE

CLUB 245

Racing Simulators



245 PARK AVENUE

CLUB 245

Golf Lounge

245 PARK AVENUE



Rooftop Park



Rooftop Park

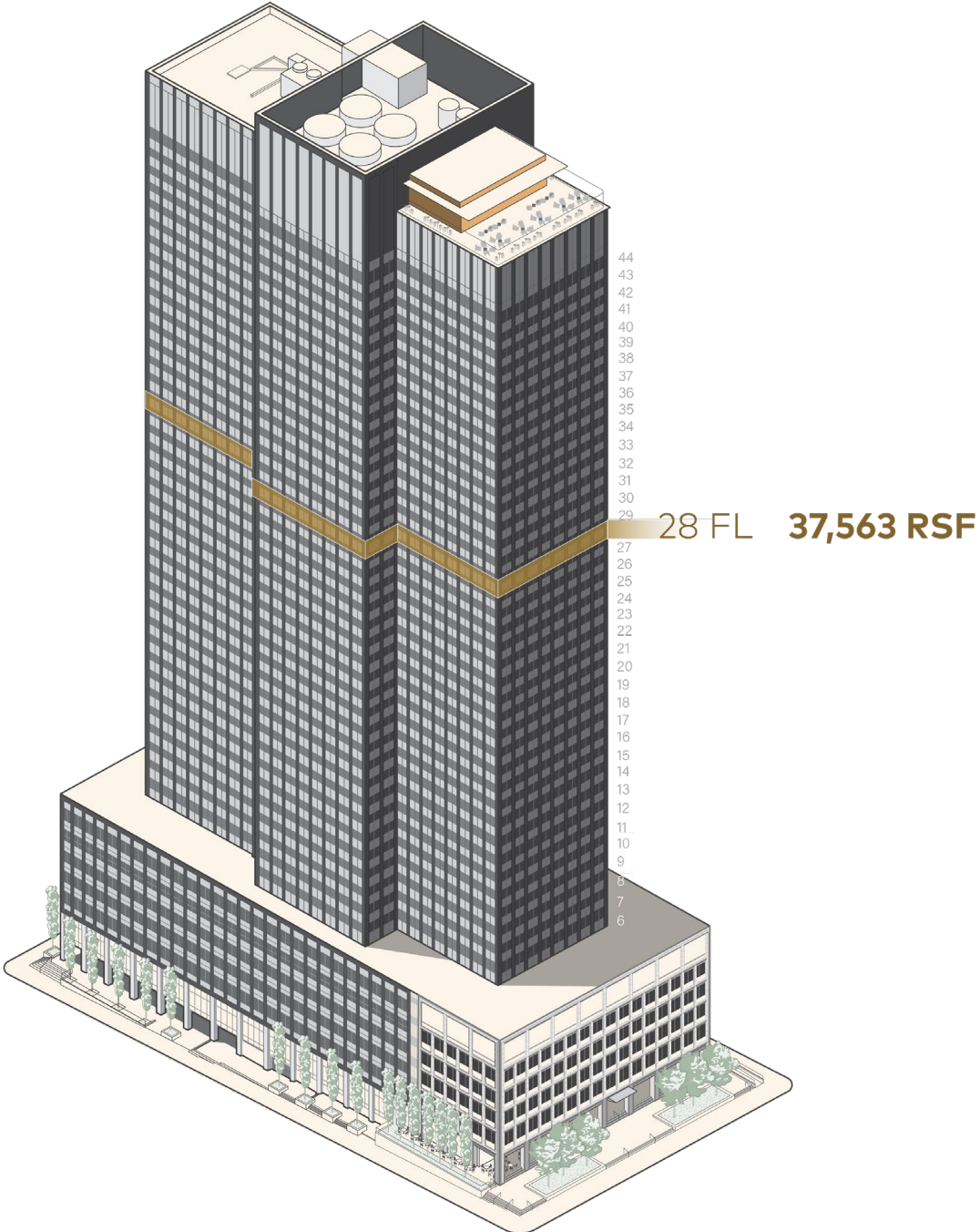


ROOFTOP PARK
Lounge

245 PARK AVENUE



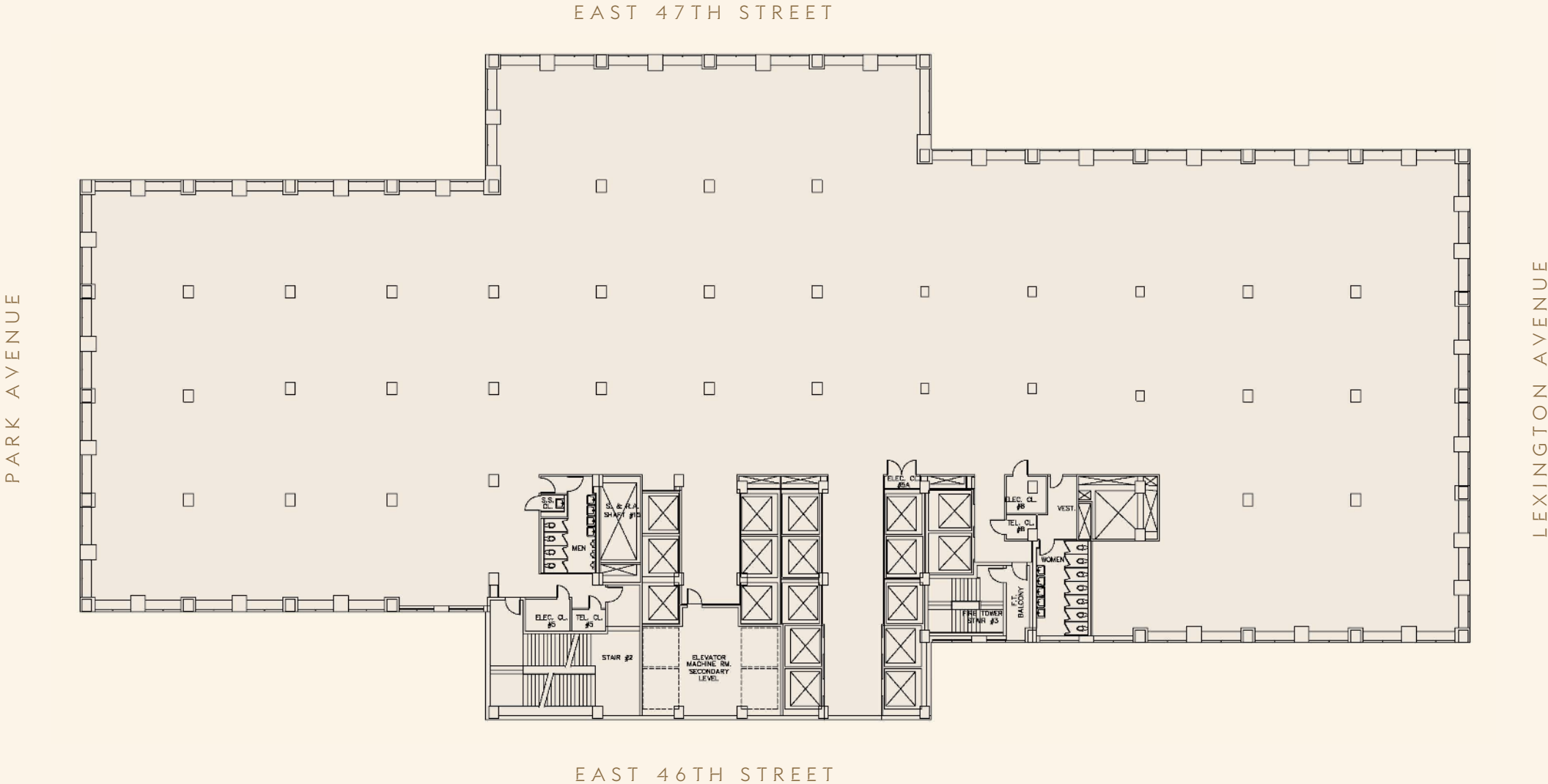
STACKING DIAGRAM



245 PARK AVENUE

MIDRISE

CORE AND SHELL PLAN



MIDRISE

TEST FIT

TRADING

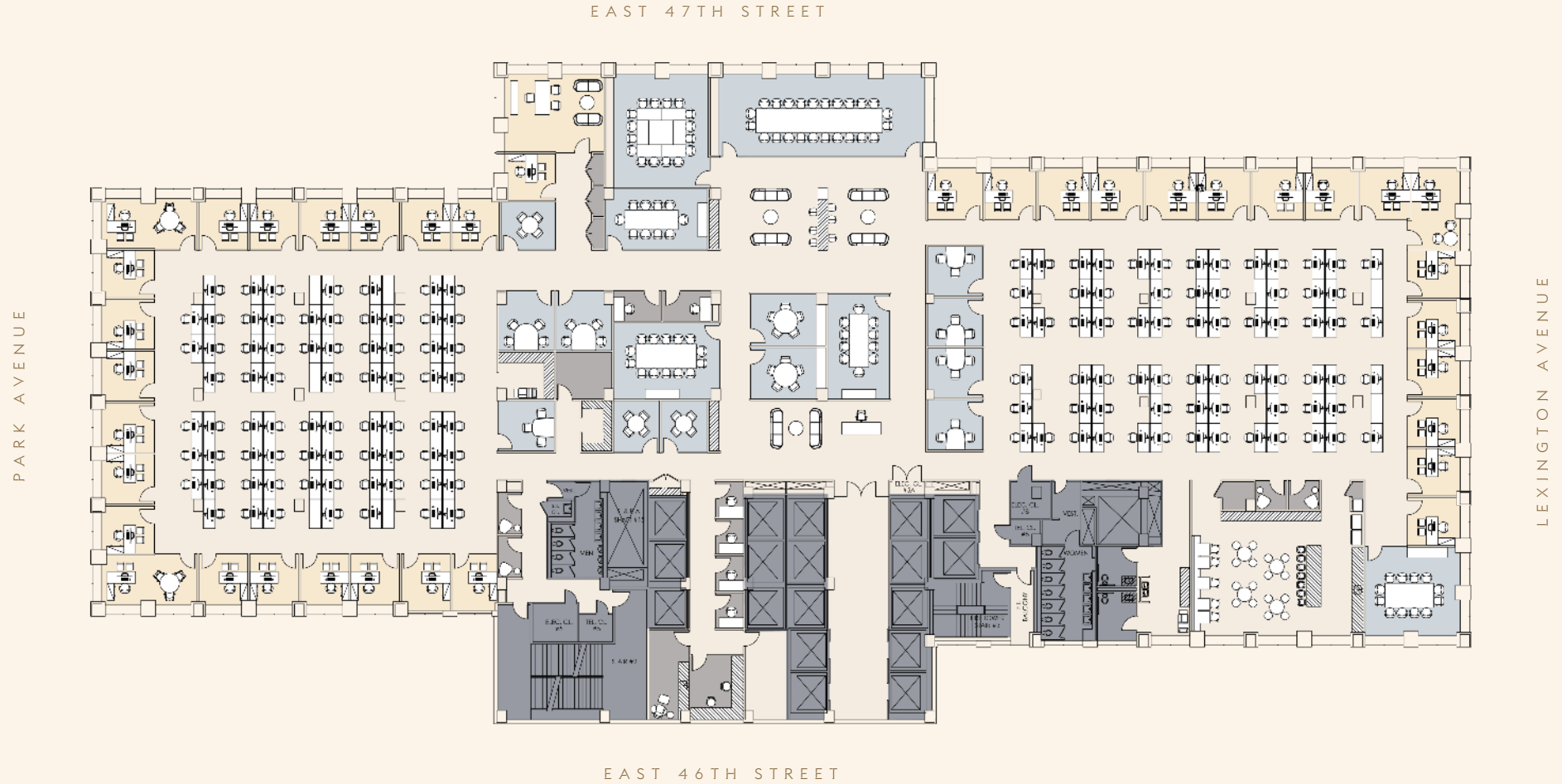
OFFICES	11
WORKSTATIONS	208
ADMIN	1
TOTAL PERSONNEL	220
CONFERENCE ROOM for 16	1
CONFERENCE ROOM for 14	1
CONFERENCE ROOM for 12	1
CONFERENCE ROOM for 10	3
CONFERENCE ROOM for 8	3
CONFERENCE ROOM for 6	2
Huddle Room	6
PHONE ROOM	16



MIDRISE TEST FIT

HEDGE FUND

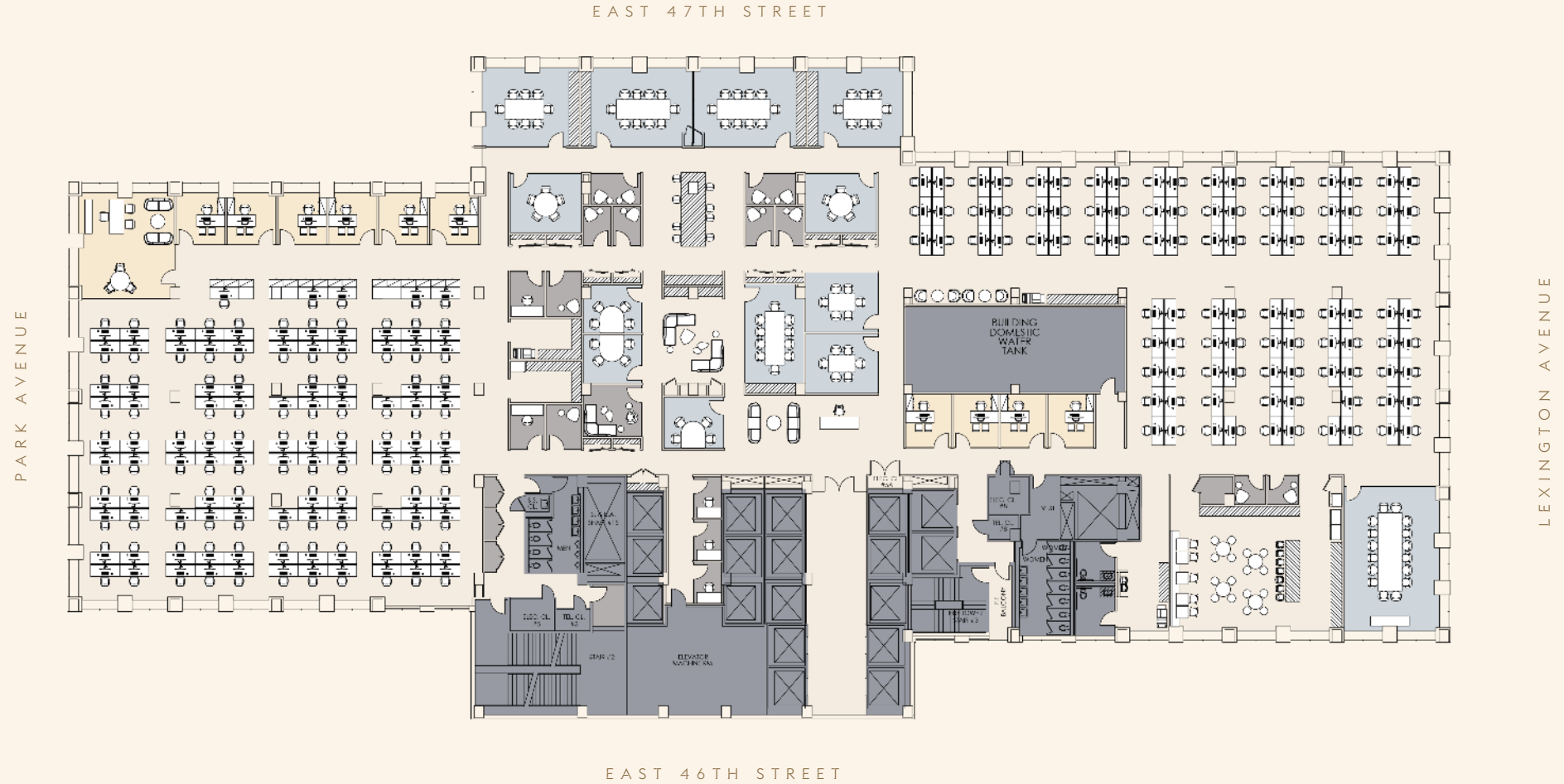
OFFICES	38
WORKSTATIONS	139
ADMIN	1
TOTAL PERSONNEL	178
CONFERENCE ROOM for 24	1
CONFERENCE ROOM for 16	1
CONFERENCE ROOM for 14	1
CONFERENCE ROOM for 12	1
CONFERENCE ROOM for 10	2
Huddle Room	11
PHONE ROOM	10



MIDRISE
TEST FIT

TRADING

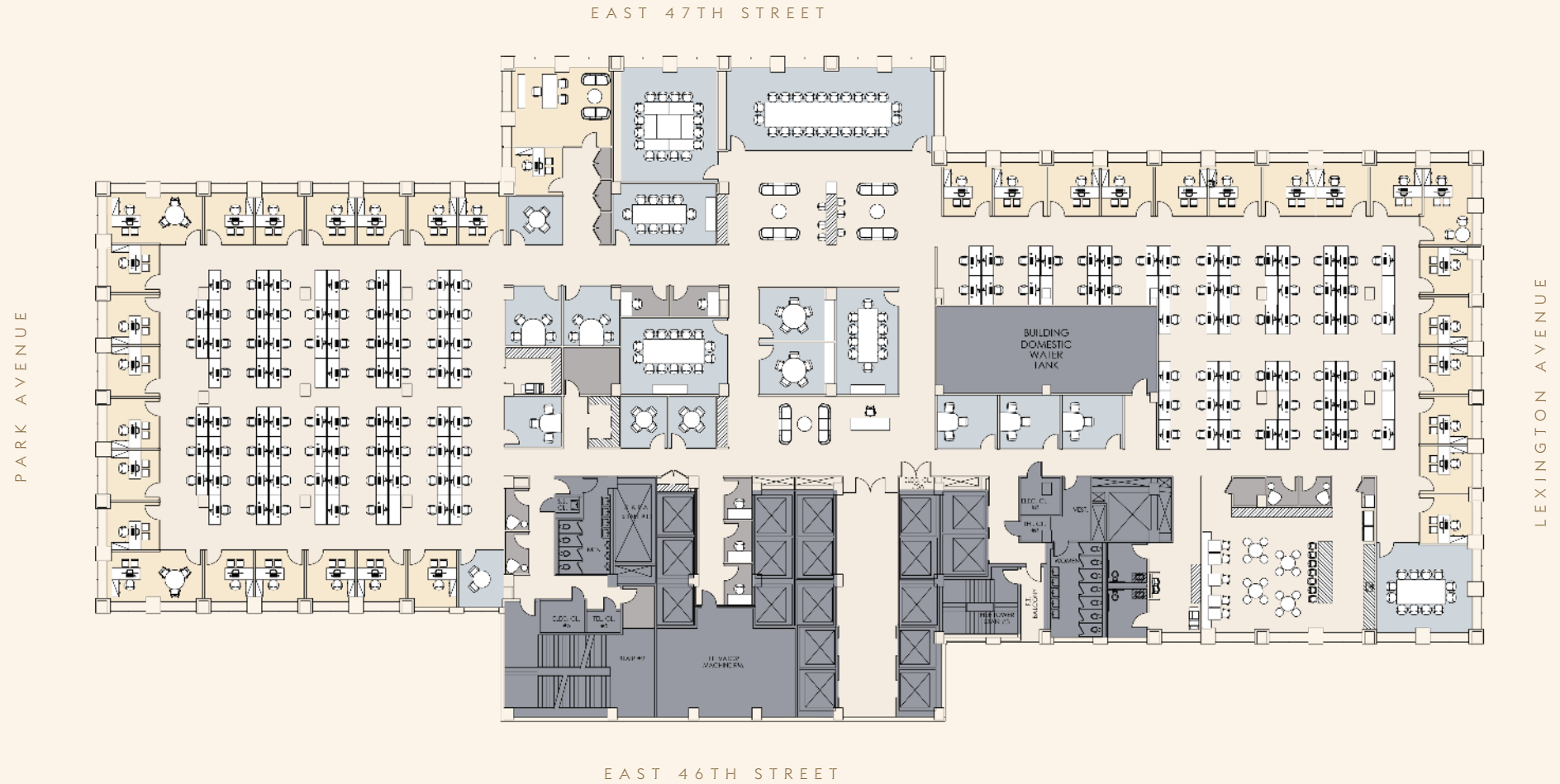
OFFICES	11
WORKSTATIONS	210
ADMIN	1
TOTAL PERSONNEL	221
CONFERENCE ROOM for 16	1
CONFERENCE ROOM for 10	3
CONFERENCE ROOM for 8	2
CONFERENCE ROOM for 6	2
Huddle Room	6
PHONE ROOM	13



MIDRISE TEST FIT

HEDGE FUND

OFFICES	38
WORKSTATIONS	127
ADMIN	1
TOTAL PERSONNEL	166
CONFERENCE ROOM for 24	1
CONFERENCE ROOM for 16	1
CONFERENCE ROOM for 14	1
CONFERENCE ROOM for 12	1
CONFERENCE ROOM for 10	2
Huddle Room	11
PHONE ROOM	7



MIDRISE

TEST FIT

LAW FIRM-DUAL FLOOR

EXECUTIVE OFFICES	5
PERIMETER OFFICES	32
INTERIOR OFFICES	18
ADMIN	16
TOTAL PERSONNEL	72
406 RSF PER PERSON	

CONFERENCE ROOMS	7
MULTI-PURPOE ROOM	1
MEETING ROOMS	4
HUDDLE ROOMS	3
ZOOM	2
MULTI-PURPOSE ROOMS	2
OPEN COLLABORATION	2
CAFÉ	1
COFFEE / LOUNGE	1
COFFEE BAR	1



MIDRISE TEST FIT

OPEN PLAN

EXECUTIVE OFFICE	1
OFFICES	9
WORKSTATIONS	216
ADMIN	1
TOTAL PERSONNEL	227

168 RSF PER PERSON

CONFERENCE ROOMS	6
MEETING ROOMS	2
Huddle Rooms	2
PHONE ROOMS	12
FOCUS ROOMS	4
OPEN COLLABORATION	2
CAFE	1
RELAXATION PODS	2



245 PARK AVENUE

BUILDING SPECIFICATIONS

LOCATION	Entire East block of Park Avenue between 46th and 47th Streets	
YEAR BUILT	1967	
ARCHITECT	Shreve Lamb & Harmon Associated	
BUILDING SIZE	1,754,500 rentable square feet (Approx.)	
BULDING HEIGHT	Forty-five (45) Floors	
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> • Glazed brick, glass, and steel • Lobby consists of white marble walls and flooring, fluted brass panels, and Anigre wood walls and ceiling • Outdoor plaza consists of Nordic red granite pavers 	
FLOOR SIZE	<i>Floors 2-5</i> <i>Floors 7-44</i> <i>Floor 6</i>	Approximately 76,000 RSF Approximately 36,00 RSF - 38,000 RSF Mechanical floor
TYPICAL SLAB HEIGHTS	<i>Lobby</i> <i>Floors 2-4</i> <i>Floor 5</i> <i>Floors 7-43</i> <i>Floor 44</i>	23' 14' 15' 12'6" 15'
ELEVATORS	<ul style="list-style-type: none"> • 30 passenger elevators, 2 freight elevators • 2 loading bays located on 46th Street (Max truck height is 11'9", length is 70') 	



HVAC / SUPPLEMENTAL COOLING	<ul style="list-style-type: none"> • Standard Hours of Operation: 8:00 am to 6:00 pm, M-F/ 8:00 am to 1:00 pm, Saturday. • Air distribution system incorporated variable air volume boxes to share interior areas and constant volume perimeter • Induction units to serve offices along the exterior walls. • Chilled water for air conditioning is generated on site by energy efficient centrifugal chillers. • Perimeter areas are cooled by either direct chilled water injection or chilled water/heat exchangers in isolated loops. • Heat is supplied by high-pressure utility steam. Steam is distributed to preheat coils for the interior system, to secondary • Water loop heaters for the perimeter induction units and the hot water radiation systems. 	
ELECTRIC	<ul style="list-style-type: none"> • Building standard power consists of 6 watts per usable sq. ft., connected load, provided by ConEd. • Six high voltage service feeds access the building through 46th and 47th Streets 	
FLOOR LOAD CAPACITY	<i>Floors 2-44</i> <i>Lobby Level</i> <i>Mechanical Floors</i>	100 lbs. sf 100 lbs. sf 300 lbs. sf
LIFE / SAFETY	<ul style="list-style-type: none"> • All floors sprinklered with the exception of mechanical rooms on Ground, 6th, and 45th floors • Emergency generator covering all life safety systems 	
SECURITY ACCESS	24/7 attended lobby with full access control and video camera security	
TELECOM	Verizon (copper/fiber); Cogent (fiber); Level 3 (fiber); Zayo (fiber); Lightpath (fiber); Lighttower (fiber); Spectrum (coax and fiber); Verizon Enterprise (fiber); AT&T (fiber) Wired Certified Platinum	
TRANSPORTATION	Direct access to Grand Central Terminal through Northern passage	
SUSTAINABILITY	LEED Gold Certification	

CORPORATE PROFILE

DEVELOPER



SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of March 31, 2026, the Company held interests in 55 buildings totaling 30.8 million square feet which included ownership interests in 29.4 million square and 1.4 million square feet securing debt and preferred equity investments, excluding fund investments, and managed 3 buildings totaling 0.8 million square feet owned by third parties.



Get in Touch.

DAVID KAUFMAN

Senior Vice President
212-356-4104
david.kaufman@slgreen.com

ZACH FREEMAN

Vice President
212-216-1748
zach.freeman@slgreen.com

BRUCE MOSLER

Chairman of Global Brokerage
212-841-7900
bruce.mosler@cushwake.com

TARA STACOM

Executive Vice Chairman
212-841-7843
tara.stacom@cushwake.com

HARRY BLAIR

Executive Managing Director
212-841-5996
harry.blair@cushwake.com

RON LORUSSO

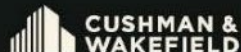
Vice Chairman
212-841-7979
ron.lorusso@cushwake.com

PIERCE HANCE

Senior Director
212-841-7641
pierce.hance@cushwake.com

JUSTIN ROYCE

Executive Director
212-841-7764
justin.royce@cushwake.com



245 PARK AVENUE

