



# ONE PARK AVENUE



## ONE LOCATION

Spanning an entire block front  
on Park Avenue between  
32nd Street and 33rd Streets

**SQUARE FOOTAGE**  
52,294 RSF Available

**SPACE AVAILABLE**  
Floors 19-20 + P. Mezzanine

**EXCLUSIVE OUTDOOR SPACE**  
Wraparound terrace on 19+20



## FAST CASUAL

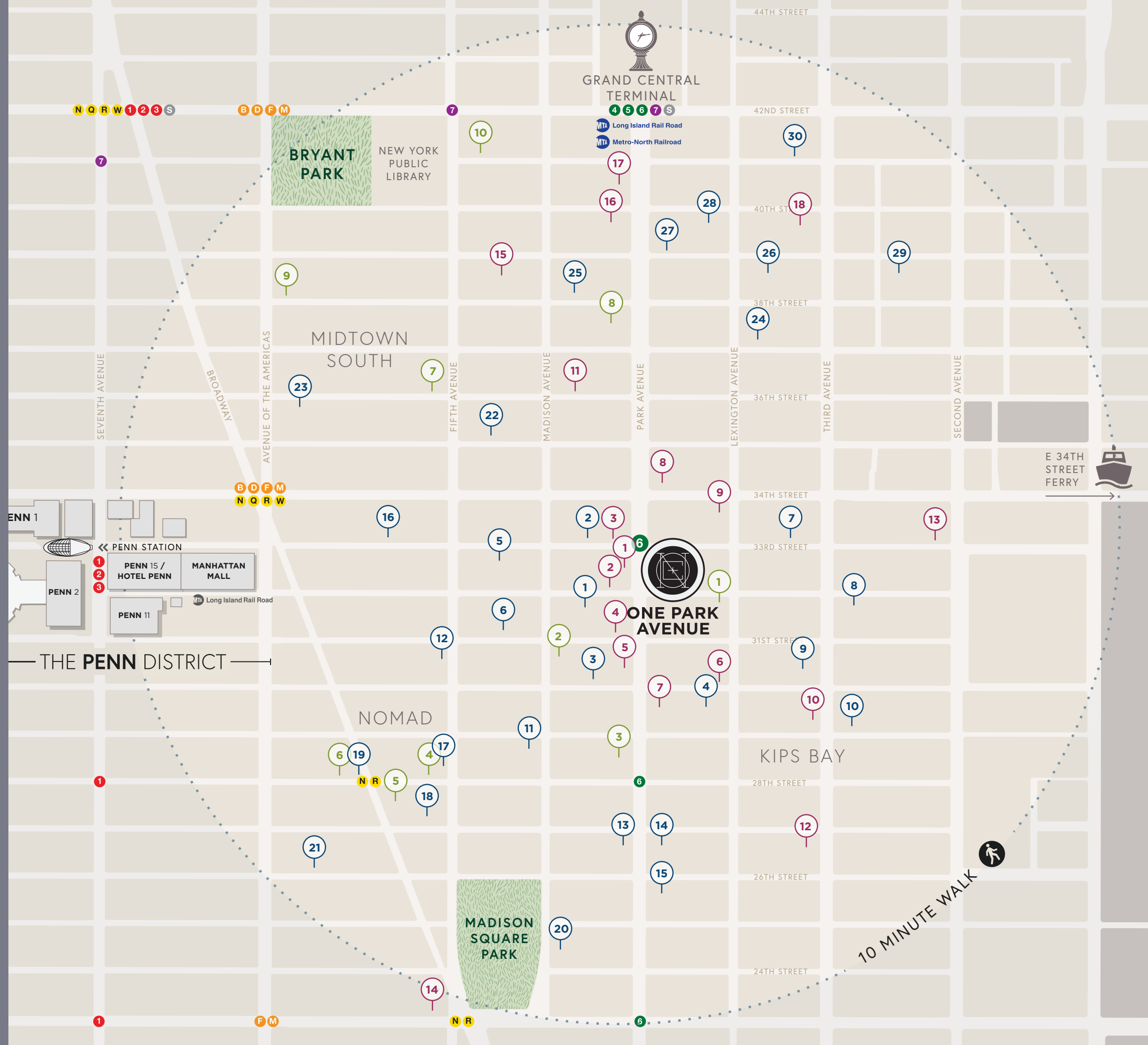
- |                          |                        |
|--------------------------|------------------------|
| 1 SWEETGREEN             | 10 BAREBURGER          |
| 2 JUICE GENERATION       | 11 MORGAN LIBRARY CAFE |
| 3 GREGORYS COFFEE        | 12 7TH STREET BURGER   |
| 4 CHIPOTLE MEXICAN GRILL | 13 CHARLOTTE CAFE      |
| 5 FELIX ROASTING CO.     | 14 EATALY              |
| 6 ROSE BAKERY            | 15 ALIDORO             |
| 7 MENDY'S NY DELI        | 16 TARTINERY           |
| 8 GREEN LEAF GOURMET     | 17 KONA COFFEE         |
| 9 UTOPIA BAGELS          | 18 SHAKE SHACK         |

## RESTAURANTS

- |                     |                        |
|---------------------|------------------------|
| 1 SUSHI BY BOU      | 16 TACOMBI             |
| 2 THE AINSWORTH     | 17 CAFE CARMELLINI     |
| 3 WINE:30           | 18 PLANTA QUEEN        |
| 4 ATOMIX            | 19 ZAYTINYA            |
| 5 HYUN              | 20 FLATIRON ROOM       |
| 6 NOMAD DINER       | 21 ELEVEN MADISON PARK |
| 7 CASK              | 22 ROYAL 35 STEAKHOUSE |
| 8 MEZA MAZI         | 23 KEEN'S STEAKHOUSE   |
| 9 LITTLE RUBY'S     | 24 VINTAGE GREEN       |
| 10 FUMO             | 25 ZUMA                |
| 11 SCARPETTA        | 26 WOKUNI              |
| 12 ALLORA FIFTH AVE | 27 PARK AVENUE TAVERN  |
| 13 HILLSTONE        | 28 MOMOSAN RAMEN       |
| 14 SARABETH'S       | 29 TEMPURA MATSUI      |
| 15 UPLAND           | 30 SINIGUAL            |

## HOTELS

- |                        |                       |
|------------------------|-----------------------|
| 1 MARMARA              | 6 RITZ-CARLTON NY     |
| 2 HOTEL AKA NOMAD      | 7 LANGHAM             |
| 3 ROYALTON PARK AVENUE | 8 PRINCE KITANO NY    |
| 4 FIFTH AVENUE HOTEL   | 9 REFINERY HOTEL      |
| 5 NED NOMAD            | 10 ANDAZ FIFTH AVENUE |





# WorkLife

BY VORNADO

## AVAILABLE TO EXCLUSIVE ONE PARK AVENUE TENANTS

WorkLife is an amenity ecosystem that allows tenants to focus on work and self-care. In THE PENN DISTRICT, it includes over 200,000 SF of amenities and retail featuring a grand social stair, full-service restaurant and bar with private dining rooms, a curated grab & go, coffee bar, tenant library and work lounges, as well as:

**80,000 SF**  
OFFICE  
SUITES

**20,000 SF**  
MEETING  
SPACE

**65,000 SF**  
WELLNESS & FITNESS  
CENTER

OFFICE SUITES MEETINGS WELLBEING HOSPITALITY HEALTH EVENTS

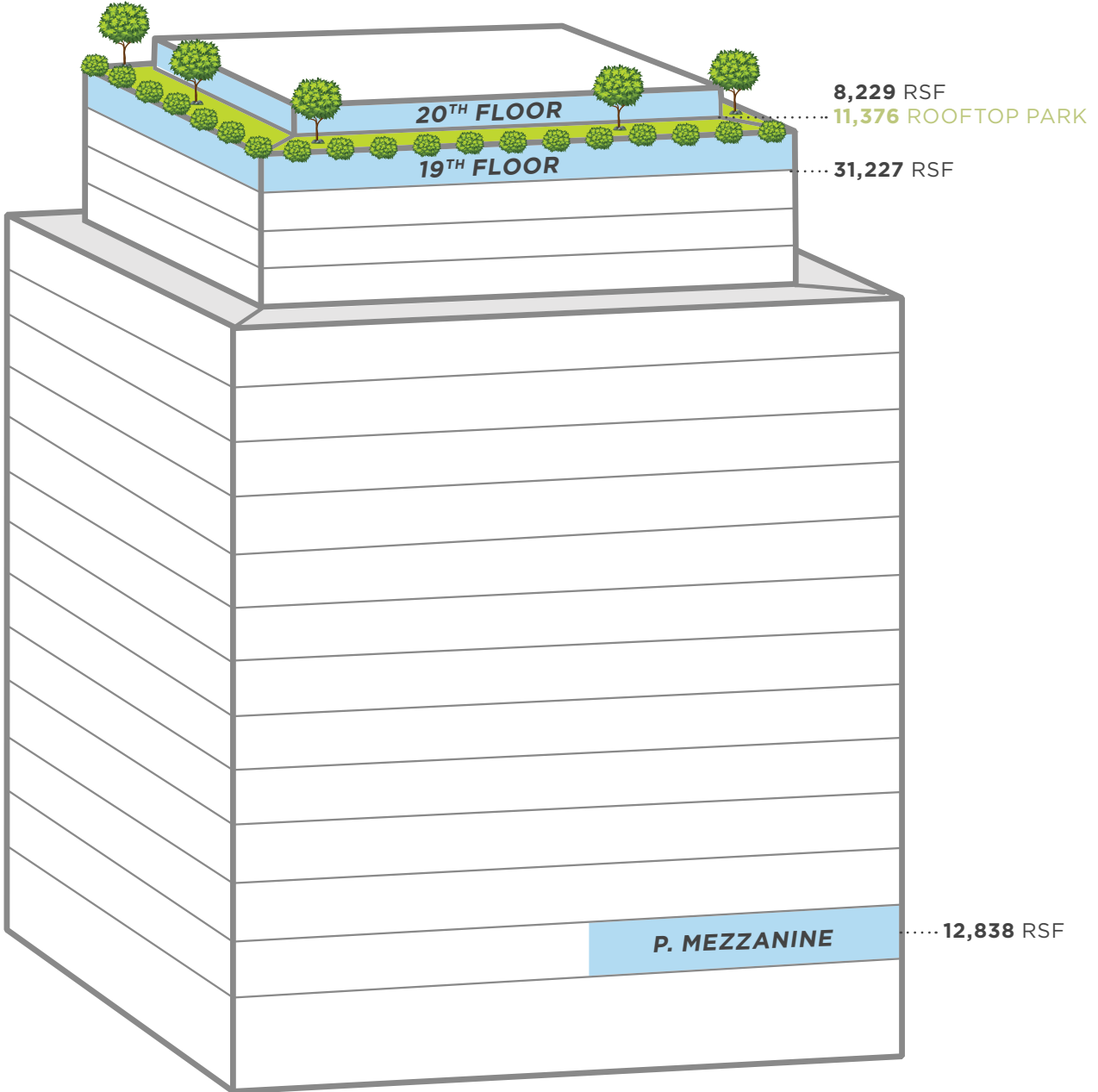
**WorkLife: Solving For Your Day.**

[worklifebyvornado.com](http://worklifebyvornado.com)



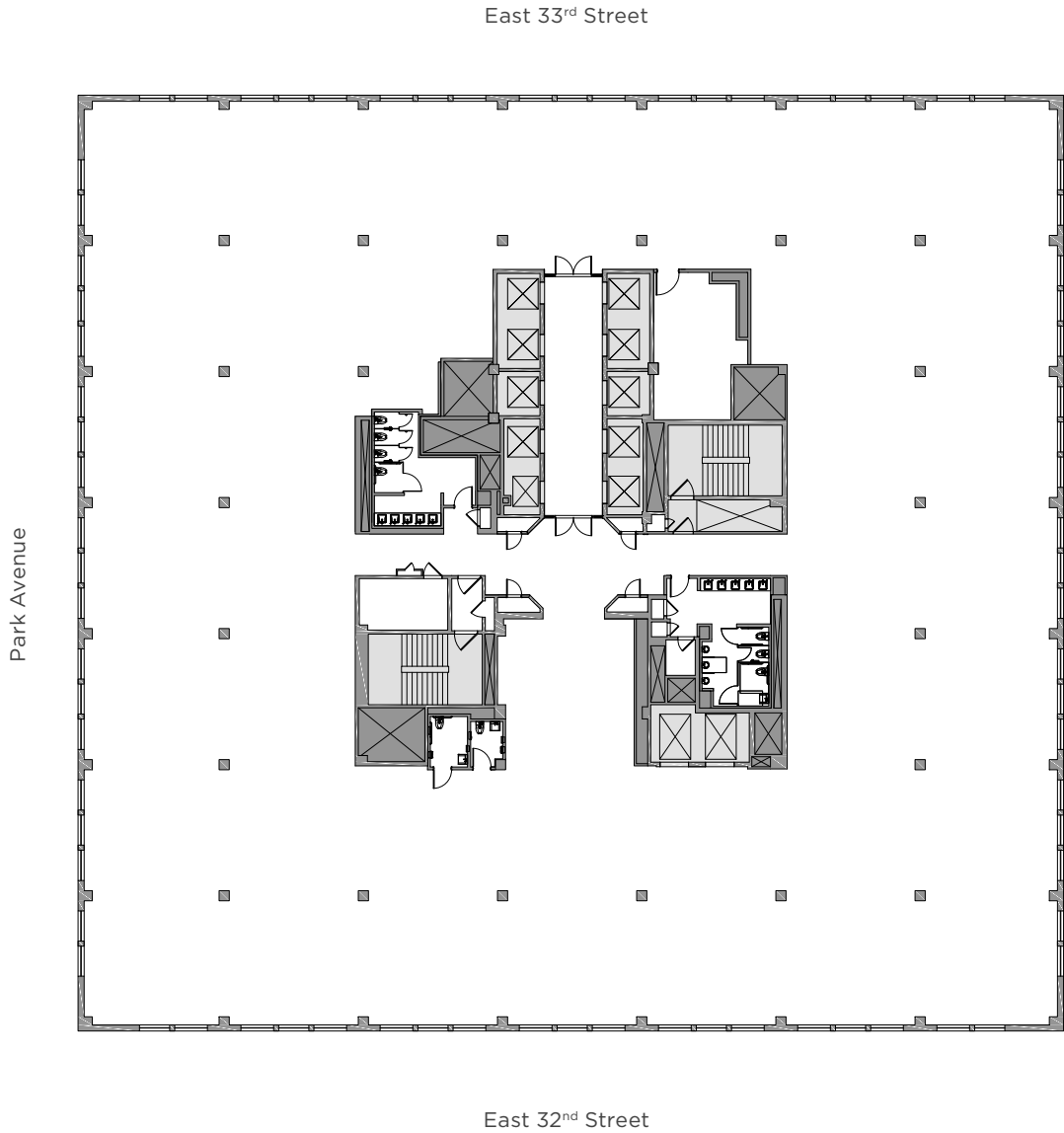


# STACK PLAN



52,294 RSF AVAILABLE

# 19<sup>TH</sup> FLOOR CORE & SHELL



31,227 RSF

# 20<sup>TH</sup> FLOOR CORE & SHELL



8,229 RSF + 11,376 ROOFTOP PARK



## 19<sup>TH</sup> FLOOR TEST FIT

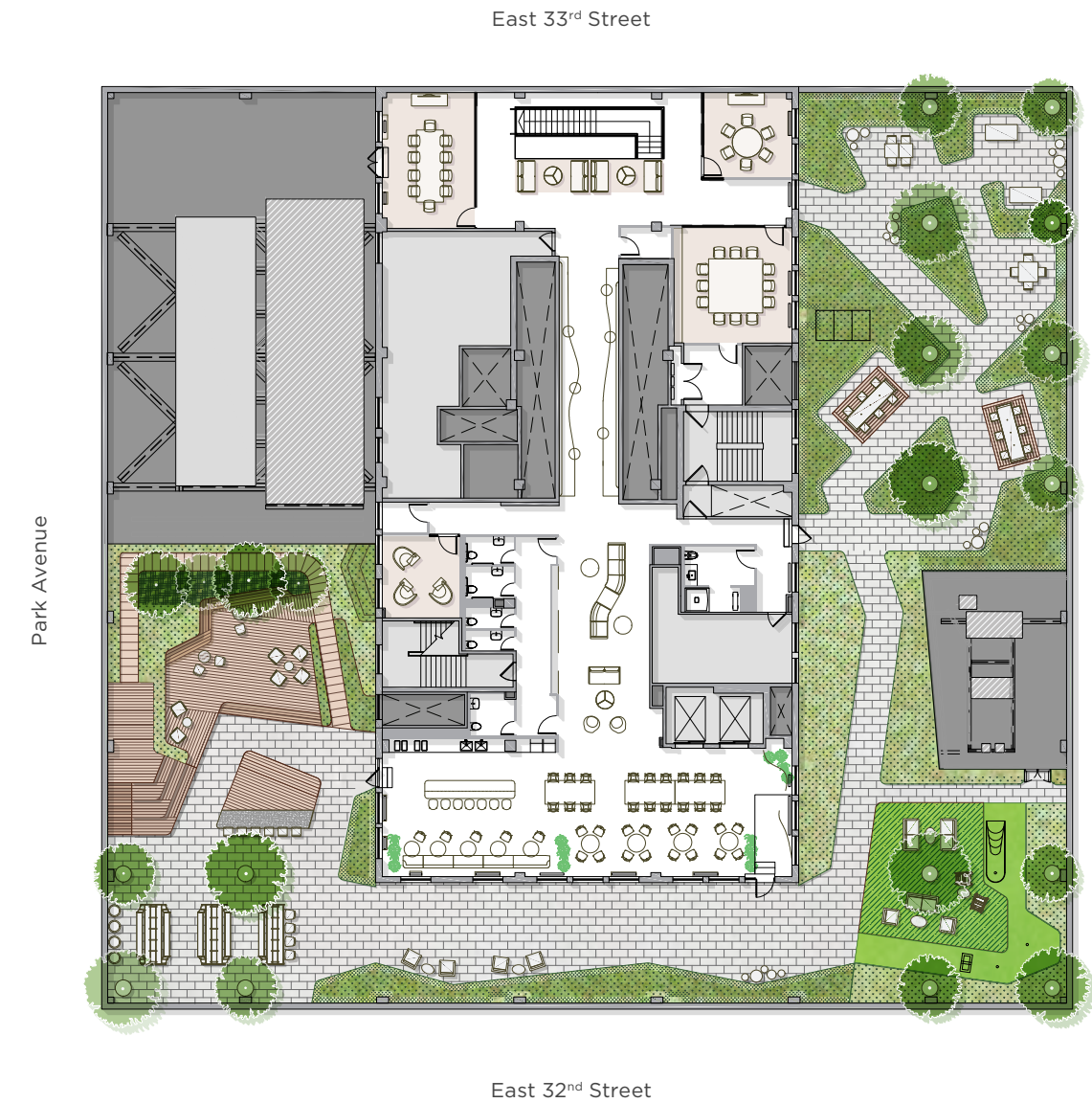
## 20<sup>TH</sup> FLOOR TEST FIT



**142**  
WORKSTATION  
SEATS

**19**  
OFFICE  
SEATS

**182**  
COLLABORATION  
SEATS



**31,227 RSF**

**8,229 RSF + 11,376 ROOFTOP PARK**



**OFFICE LOBBY**  
19<sup>TH</sup> FLOOR



**11,376 SF ROOFTOP PARK**  
20<sup>TH</sup> FLOOR



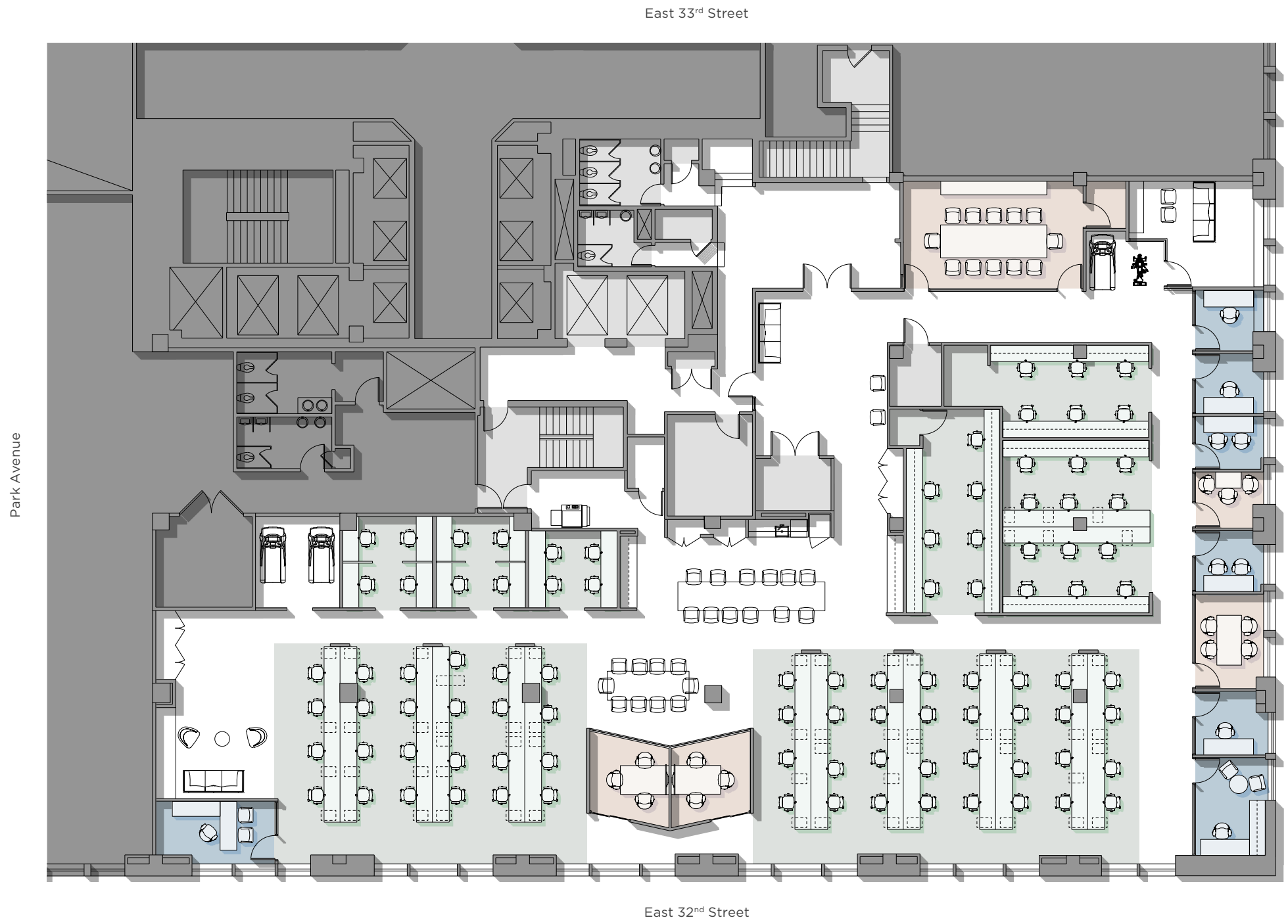
**CONFERENCE ROOM**  
20<sup>TH</sup> FLOOR



**DOUBLE HEIGHT LIBRARY**  
20<sup>TH</sup> FLOOR



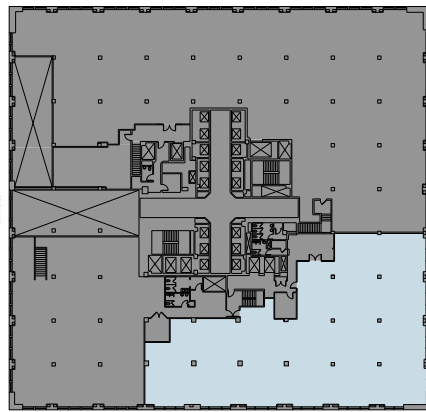
# PARTIAL MEZZANINE



**93**  
WORKSTATION  
SEATS

**7**  
OFFICE  
SEATS

**29**  
COLLABORATION  
SEATS



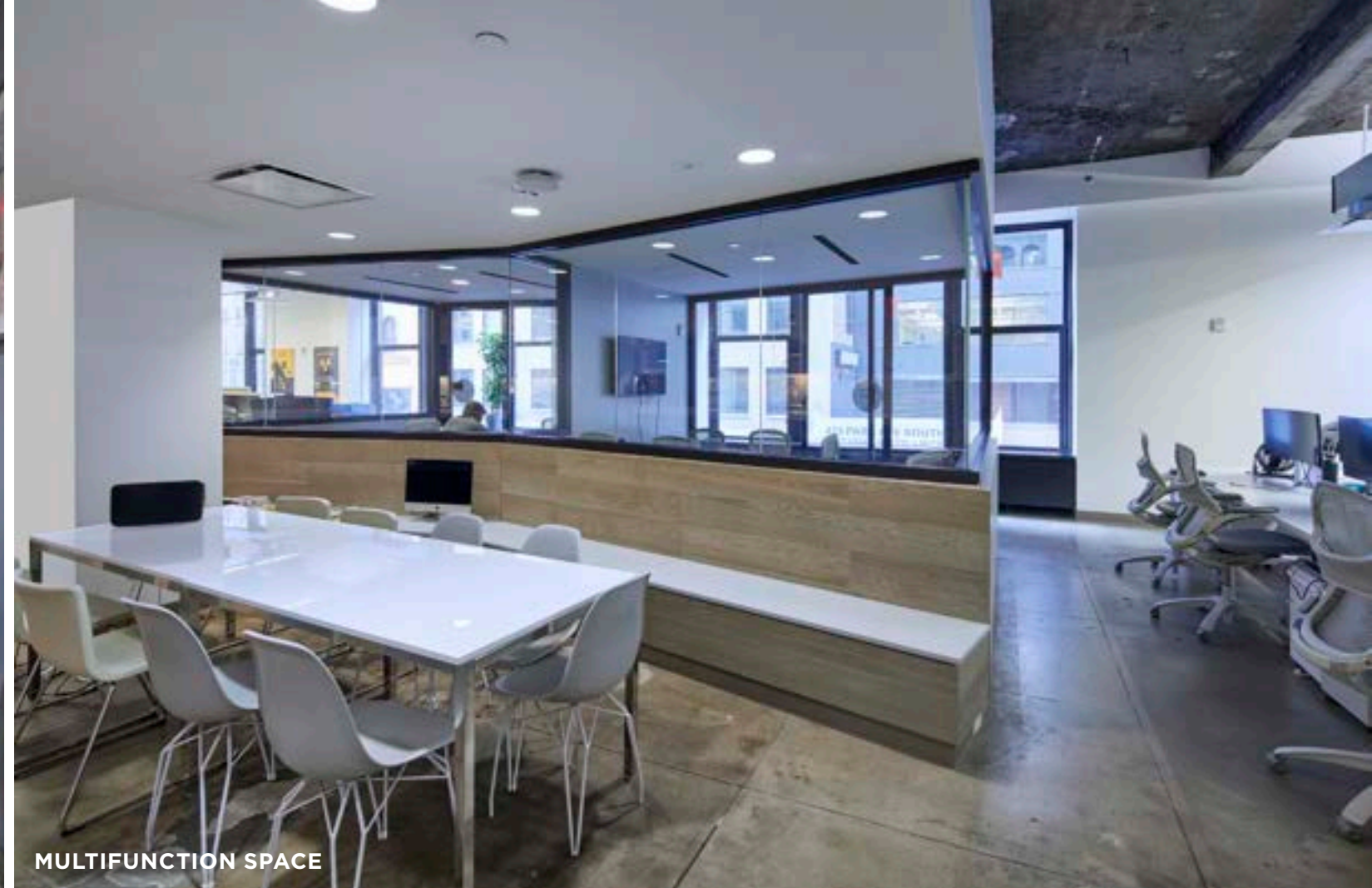
**12,838 RSF**



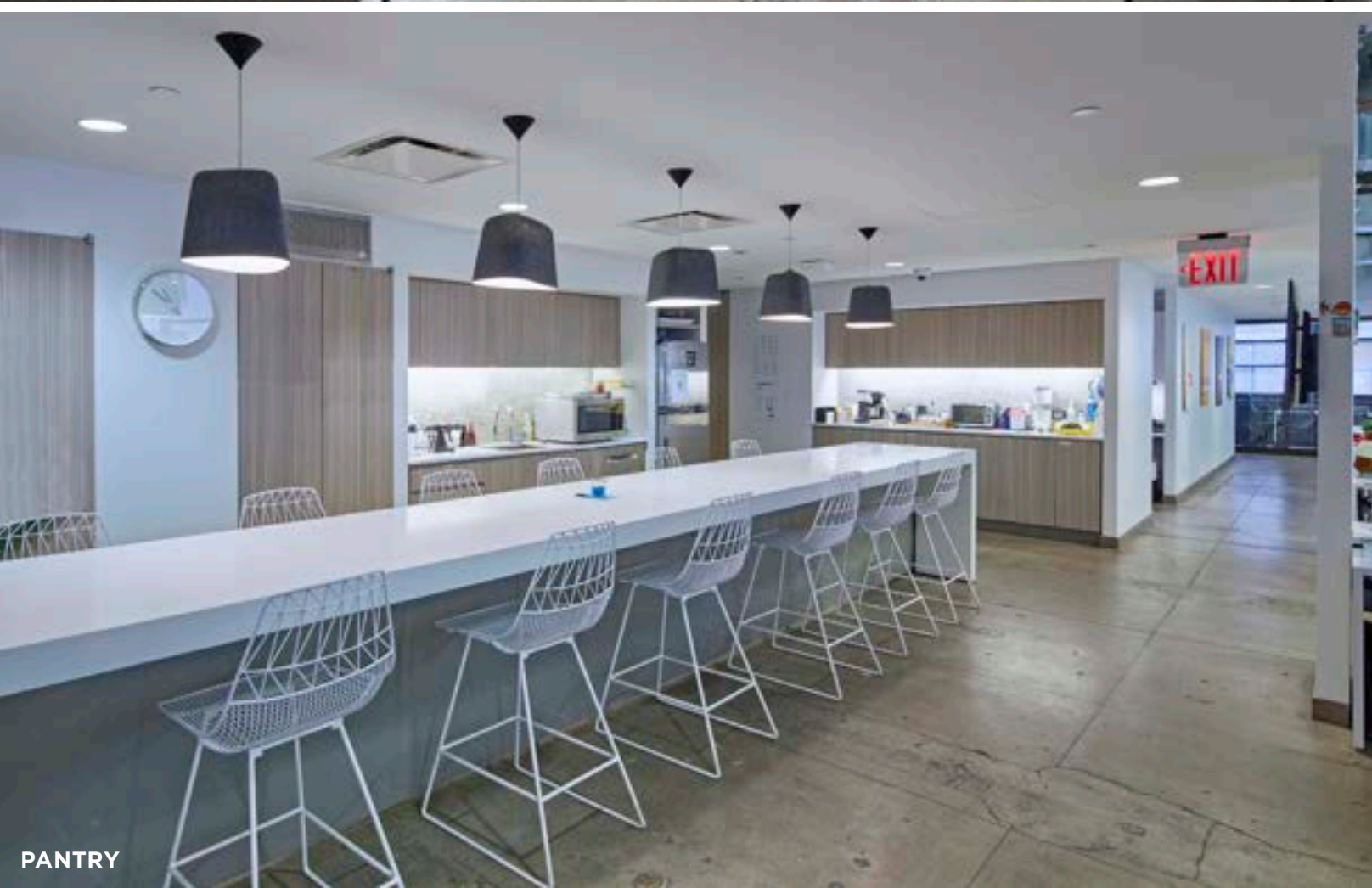
**COLLABORATIVE WORK AREA**  
MEZZANINE



OFFICE LOBBY



MULTIFUNCTION SPACE



PANTRY



LOUNGE AREA



**CONFERENCE ROOM**  
MEZZANINE



**PRIVATE OFFICES**  
MEZZANINE

**VORNADO**  
REALTY TRUST

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**ONE PARK AVENUE**