

PARK AVENUE RENAISSANCE

277 PARK AVENUE  
NEW YORK, NY

# 277 PARK AVENUE



277  
PARK  
AVENUE

## Property Highlights



First Class  
Amenities



Grand Central  
Adjacency



LEED Gold  
Designation

- Excellent walkability to nearby dining, shopping, attractions, subway stations, and Grand Central Station
- Recent renovations include Park Ave Kitchen by David Burke, new amenity center, enhanced lobby, and more
- A full suite of convenient business and lifestyle amenities
- State-of-the-art infrastructure includes energy efficient systems, new escalators and elevator controls, enhanced building access and more.

# R

## eimagined for Today's Visionaries

A stunning Class A office building located between 47th and 48th Streets in New York City, 277 Park Avenue has been elegantly revitalized with a new green plaza, luxury amenity center, and dining by David Burke.

Combined with a tenant roster that includes JPMorgan Chase, Sumitomo Mitsui Banking Corp, M&T and other best in class financial institutions, 277 Park Avenue offers a world-class tenant experience that sets a new standard for luxury office space in the heart of Manhattan.



277  
PARK  
AVENUE



Luxury  
IN EVERY DETAIL



The \$120M Capital Improvement Program at 277 Park Avenue offers tenants a revitalized, world-class experience. With top-of-the-line renovations, including a new green plaza and upscale amenity center, these enhancements ensure a sophisticated environment in the heart of Manhattan.

# Building AMENITIES



Adjacent  
Hotel Access



Parking  
Garage



Modern Fitness  
Center



Park Ave Kitchen  
by David Burke



Small & Large  
Conference Rooms



Modern  
Boardrooms



Plaza with Lush  
Green Space



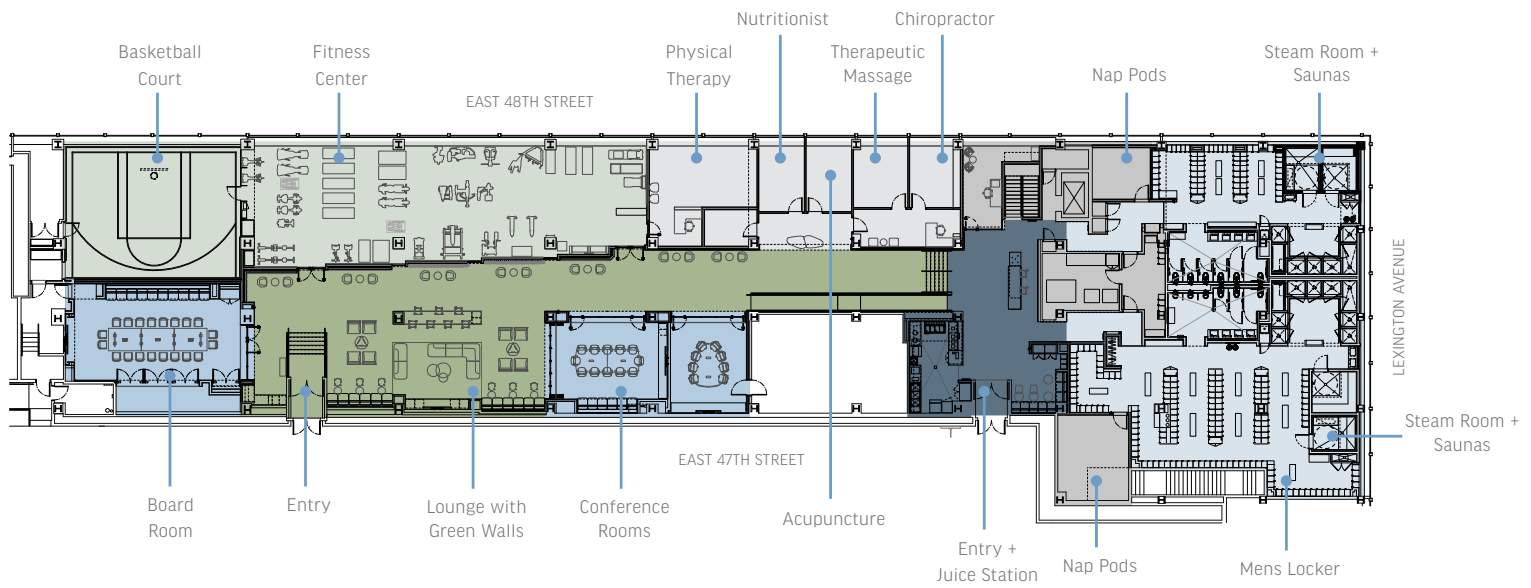
Energy-efficient  
LED Lighting



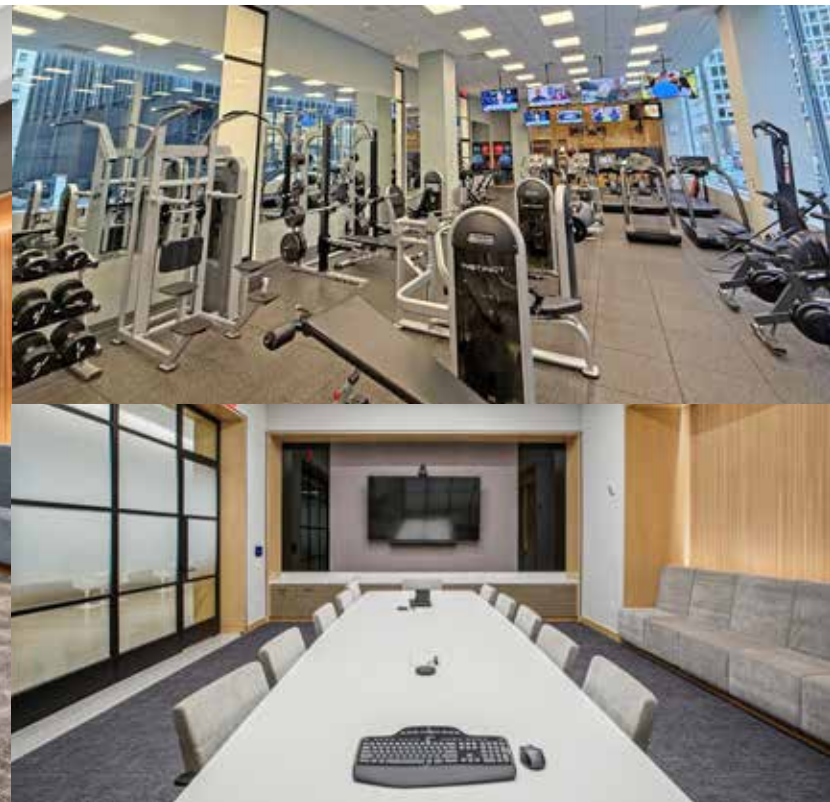
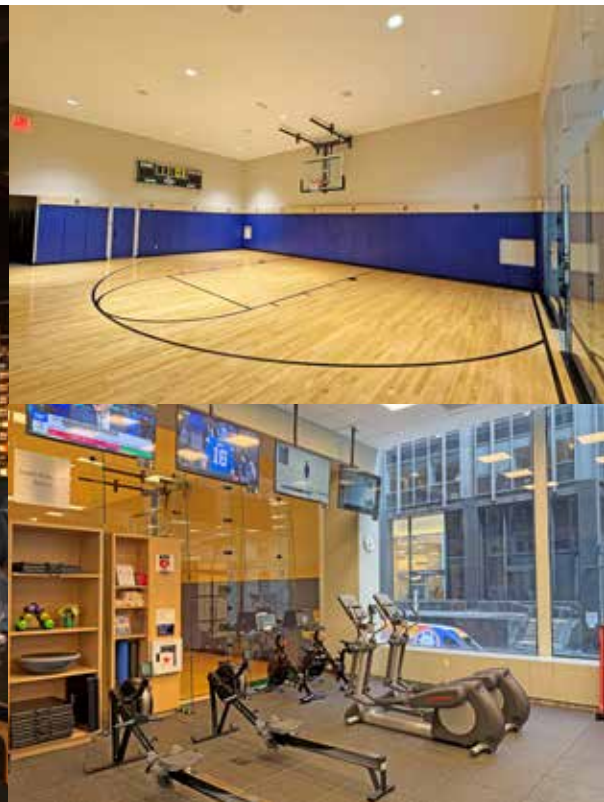
New Building  
Escalators



LEED GOLD  
Certified Building



277 Park Avenue offers a range of world-class amenities designed to foster a dynamic and collaborative environment for tenants. Start your day with a workout in the modern fitness center, grab a meal with clients at the renowned David Burke restaurant, or explore the rooftop beehives as part of the property's sustainability efforts.



# More THAN A WORKSPACE

## BUILDING MODERNIZATION

- New expanded Park Avenue lobby with 30' ceiling heights
- New recessed, low-profile perimeter heating and cooling fan coil units at entrance lobbies
- New floor-to-ceiling lobby façades and reconfigured building entrances at Park Avenue and Lexington Avenue
- New plaza-level tenant façades at Park Avenue
- New Lexington Avenue lobby and entrance porch
- Streamlined visitor access
- All new elevators and elevator cabs

## INFRASTRUCTURE MODERNIZATION

- New state-of-the-art turnstile security
- Extended HVAC hours
- 24-hour lobby heating in winter
- Upgraded lobby-area fire alarm system
- Modernization of main chiller plant, energy-efficient compressors, and latest technology control system
- 2 new plate and frame heat exchangers for energy-efficient cooling operation
- BMS system upgrade
- Energy-efficient perimeter fan air distribution upgrade
- Ample emergency generator capacity
- Extraordinary supplemental chilled and condenser water availability



## BEE PART OF THE CHANGE

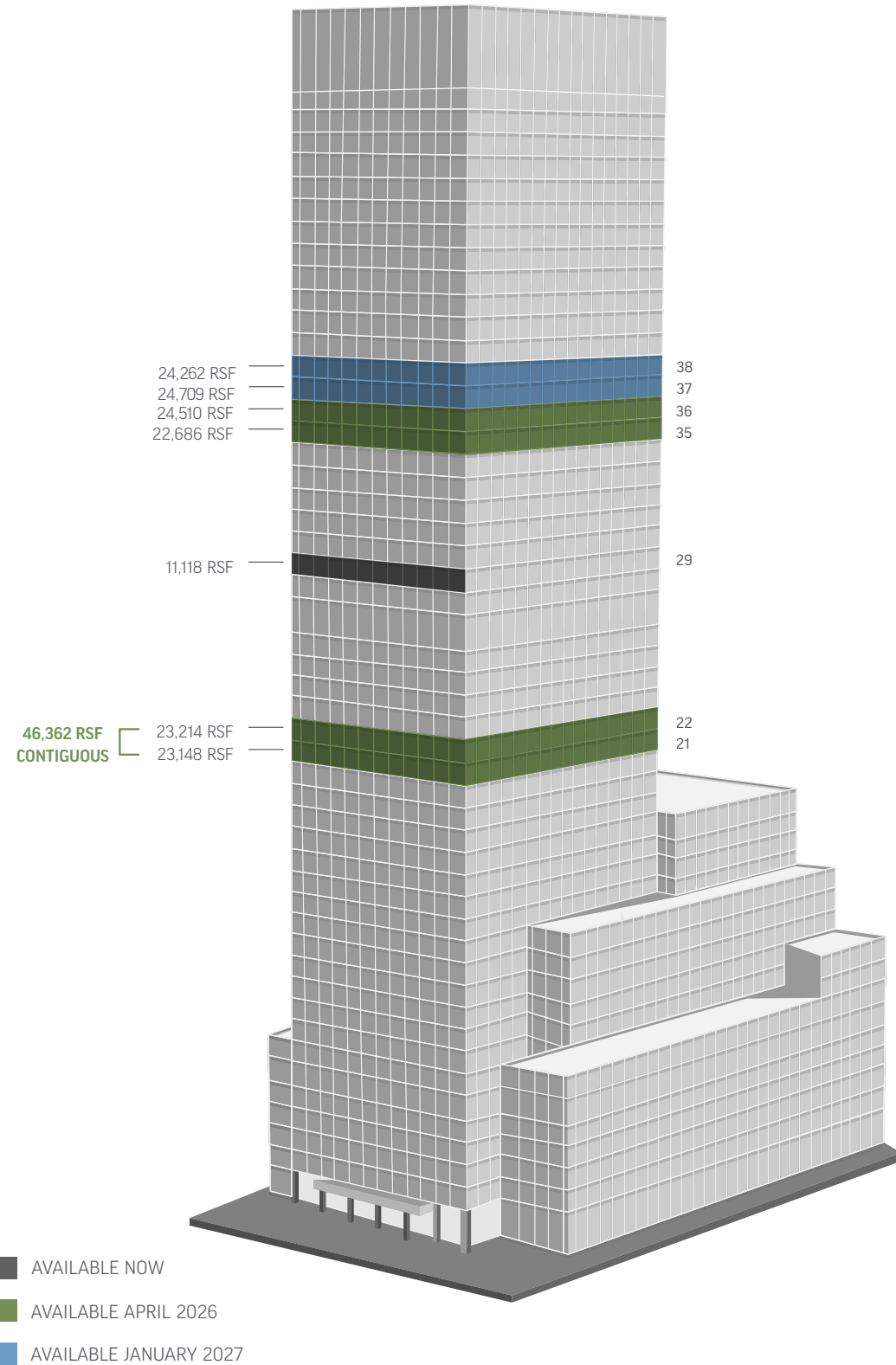
The rooftop beehives at 277 Park Avenue connect tenants to nature and support sustainability efforts by repurposing unused space, promoting environmental awareness, and positively impacting the surrounding ecosystem with an ultra-local honey harvest.



# Availabilities

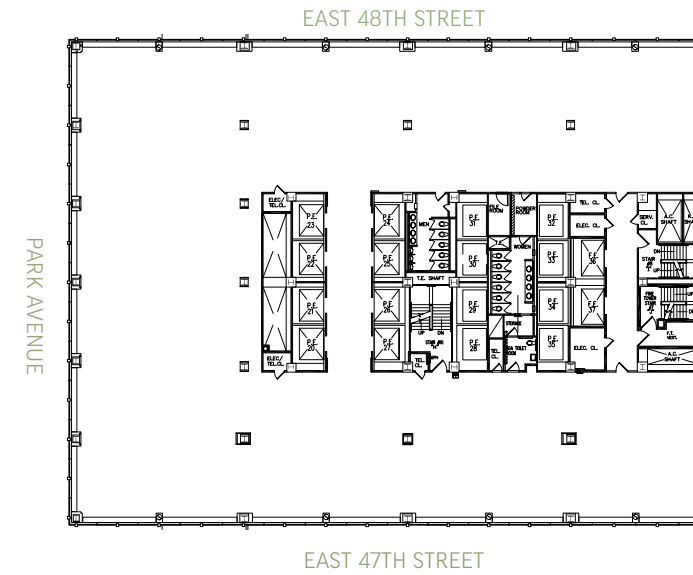
## STACKING PLAN

### Availabilities

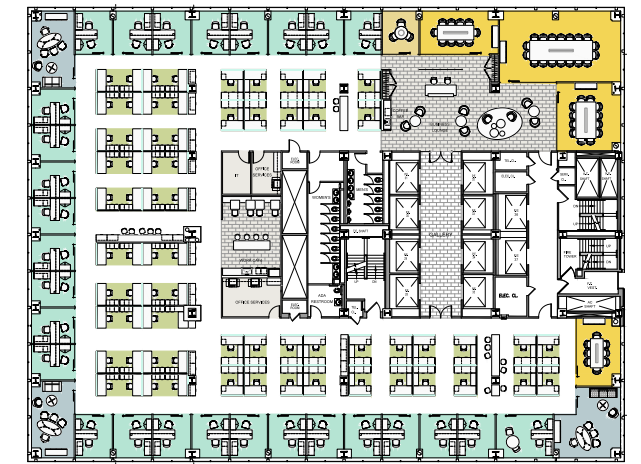


# Floor Plans

SAMPLE CORE & SHELL  
MID-RISE (FLOORS 18-34) | APPROX. 24,000 RSF  
FULL FLOORS

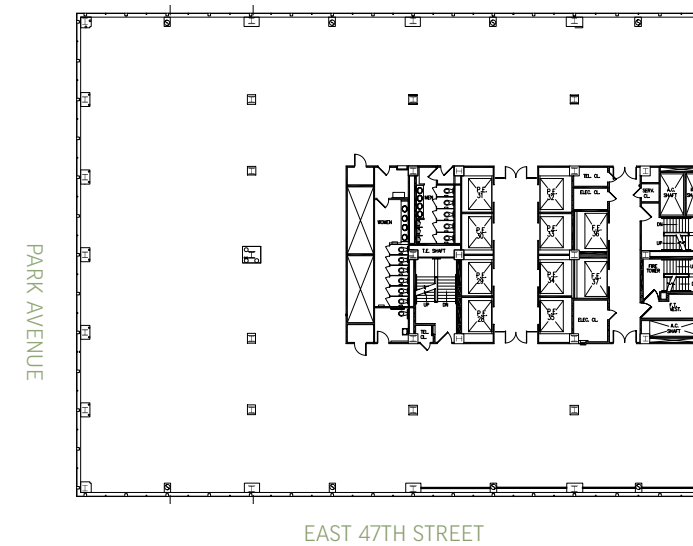


## OFFICE LAYOUT

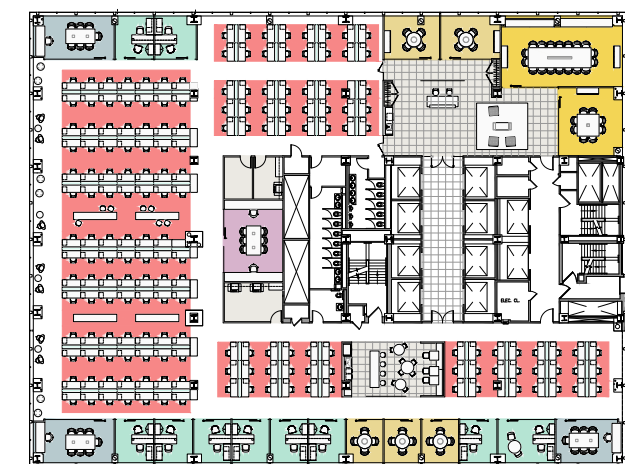


31 OFFICES | 70 WORKSTATIONS  
5 CONFERENCE ROOMS

SAMPLE CORE & SHELL  
HIGH-RISE (FLOORS 36-50) | APPROX. 24,000 RSF  
FULL FLOORS



## TRADING FLOOR LAYOUT



13 OFFICES | 190 WORKSTATIONS  
7 CONFERENCE ROOMS

# Amenities

ALL AROUND

75+ RESTAURANTS



54+ HOTELS



6+ ENTERTAINMENT



# 277 PARK AVENUE

# Specifications

# 277

## HVAC INFORMATION

- Newly modernized main chiller plant, energy-efficient compressors and latest technology control system
- Two (2) pipe or Four (4) pipe HVAC fan coil system on perimeter with individually fed mammoth units supplying VAV interior or from supply fan system
- Hours of HVAC operation are Monday-Friday 7AM to 7PM, Saturday from 8AM to 1PM
- Overtime HVAC is available and can be reserved through management office
- Condenser water can be made available for supplemental cooling.

## ELECTRICITY

- Sub-meter electric billing and existing (sub)meters within the premises
- Electricity fed via six (6) individual services with network protectors
- Electrical capacity available = 6 watts (demand load) per rentable square foot (exclusive of base building HVAC)

## FLOOR CONDITIONS

- Slab-to-slab height: 12'6"
- Column spacing 22' on center
- Structural reinforcement for UPS systems and lateral files

## ELEVATORS

- Thirty-five (35) passenger elevators in building
- Passenger elevators manufactured by Otis Elevator
- Destination dispatch
- Eight (8) high-rise cars service lobby and floors 35-50
- Eight (8) mid-rise cars service floors 18-35
- Two (2) freight elevators, car clear inside dimension is 108" H x 105" W x 70" D; door opening at entrance is 84" H x 54" W
- Freight car has capacity of 5,000 lbs.
- Two (2) full-time on-site mechanics and full service maintenance agreement

## TECHNOLOGY

- Telecom carriers to building include Verizon, Verizon Business, Cogent, Time Warner
- Dual points of entry to accommodate public telecom carrier facilities
- MUX for each carrier located in basement at various points of entry
- One (1) main riser closet in building with a minimum of three (3) other smaller satellite closets on each floor; ability to add secondary riser if needed
- POE Secure
- Four (4) stacked common closets per floor (for riser usage)

## SECURITY AND LIFE SAFETY

- Comprehensive fire safety/emergency action plan in place
- Fire alarm system/command center upgraded 2013
- Public address under Class E system
- Two (2) generators for building systems with an additional 500 KW generator available for tenant critical loads



## Owner

### *The Stahl Organization*

Founded in 1949 by Stanley Stahl, the Stahl Organization, along with Stahl Real Estate, specializes in acquiring, renovating, and managing landmark buildings in New York City.

## Architect

### **Bohlin Cywinski Jackson**

Architecture Planning Interior Design

Founded in 1965, Bohlin Cywinski Jackson is a nationally renowned architecture firm known for its elegant and innovative designs across corporate, civic, cultural, and residential projects. Best recognized for designing over 70 Apple retail stores worldwide, including the iconic Apple Fifth Avenue, BCJ has earned more than 725 design awards, including twelve AIA National Honor Awards.

## Construction

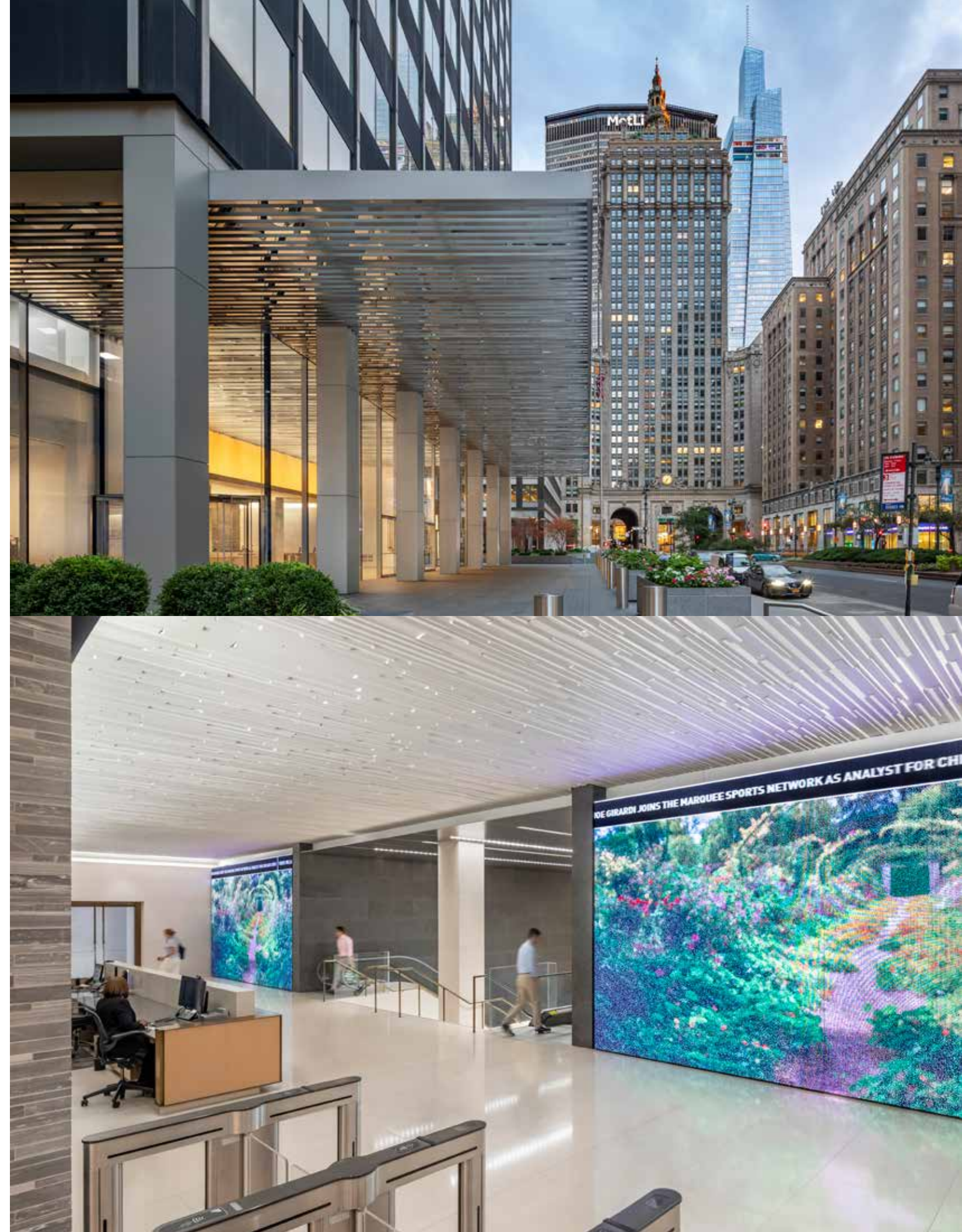


Cauldwell Wingate has provided preconstruction, construction management, and general contracting services for New York's most iconic buildings for over a century. Known for innovation and expertise in the local market, the firm has built a strong reputation and long-term client loyalty. With hands-on executive involvement in every project, clients benefit from personalized, high-level commitment and a deep understanding of New York's unique construction landscape.

## Leasing



Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm with 60,000 employees across 400 offices in 70 countries. In 2020, the firm generated \$7.8 billion in revenue, offering services in property, facilities, project management, leasing, capital markets, valuation, and more.



# 277 PARK AVENUE

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