

THE CROWN OF PARK AVENUE

THE CROWN OF PARK AVENUE

2 3 0 | P A R K

AN OFFICE ADDRESS LIKE NO OTHER



# CROWNING ACHIEVEMENT

230 Park, known as The Crown of Park Avenue, epitomizes New York's grandeur, seamlessly blending classical architecture with a modern business address.

Located just steps from Grand Central, this architectural gem offers unparalleled access to the city's vibrant offerings. Step inside and experience a world where luxury meets convenience, making 230 Park not just a landmark but a testament to the timeless elegance and progressive spirit of New York City.





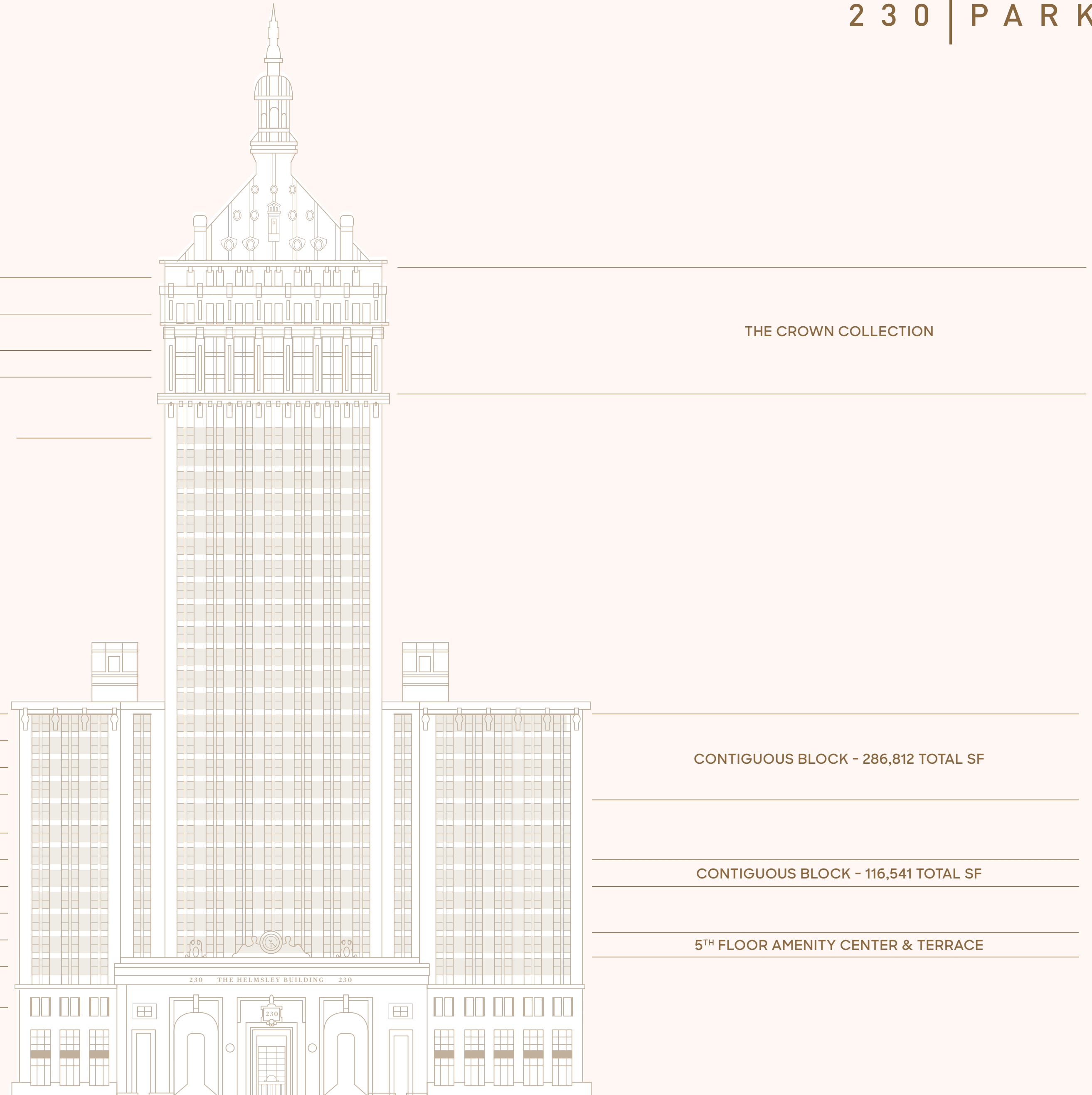
# THE CROWN OF PARK AVENUE

PARK AVENUE REFINEMENT, WITH A MODERN MINDSET.

# AVAILABILITY

THE CROWN COLLECTION	ENTIRE 34 <sup>TH</sup> FLOOR   SLAB HEIGHT 13'4"	16,902 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	PARTIAL 33 <sup>RD</sup> FLOOR   SLAB HEIGHT 13'4"	4,260 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	ENTIRE 32 <sup>ND</sup> FLOOR   SLAB HEIGHT 14'8"	21,904 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	ENTIRE 31 <sup>ST</sup> FLOOR   SLAB HEIGHT 13'10"	22,087 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	PARTIAL 28 <sup>TH</sup> FLOOR	4,900 RSF / 3,396 RSF	AVAILABLE 8/1/2025 - 9/1/2025

ENTIRE 14 <sup>TH</sup> FLOOR	71,505 RSF	AVAILABLE IMMEDIATELY
ENTIRE 13 <sup>TH</sup> FLOOR	72,327 RSF	AVAILABLE IMMEDIATELY
ENTIRE 12 <sup>TH</sup> FLOOR	70,957 RSF	AVAILABLE IMMEDIATELY
ENTIRE 11 <sup>TH</sup> FLOOR	72,023 RSF	AVAILABLE 4/1/2026
PARTIAL 9 <sup>TH</sup> FLOOR	6,556 RSF / 11,806 RSF	AVAILABLE IMMEDIATELY
PARTIAL 8 <sup>TH</sup> FLOOR	45,458 RSF / 9,214 RSF / 8,507 RSF	AVAILABLE IMMEDIATELY
ENTIRE 7 <sup>TH</sup> FLOOR	71,083 RSF	AVAILABLE IMMEDIATELY
PARTIAL 6 <sup>TH</sup> FLOOR	32,535 RSF	AVAILABLE IMMEDIATELY
PARTIAL 5 <sup>TH</sup> FLOOR	24,844 RSF (PRIVATE TERRACE)	AVAILABLE IMMEDIATELY
PARTIAL 4 <sup>TH</sup> FLOOR	23,874 RSF	AVAILABLE 9/1/2025
ENTIRE 3 <sup>RD</sup> FLOOR	23,424 RSF (PRIVATE ENTRANCE)	AVAILABLE 8/1/2025



THE BUILDING



## A POWERFUL BUSINESS ADDRESS

PARK AVENUE, THE ESSENCE OF NEW YORK POSSIBILITY.



230 | PARK



## A SENSE OF ARRIVAL

AN ENTRANCE THAT MAKES YOUR INTRODUCTIONS FOR YOU.

THE OFFICES

# INSPIRED OFFICES WITH PARK AVENUE VIEWS



An exceptional three-floor block totaling 214,781 RSF, available as a full offering or customizable for one or two floors. Features include direct Grand Central access, sweeping Park Avenue views, abundant natural light from four windowed sides, state-of-the-art infrastructure, and exclusive building amenities.





Design your ideal modern workspace with open layouts and premium finishes that inspire creativity and productivity.



Open ceilings and glass-fronted conference rooms enhance the prestige of the 230 Park offices, offering a sophisticated ambiance.



Create the perfect space for relaxation and fun with a cozy gaming area and fully-equipped pantry.

THE NEIGHBORHOOD

# THE BEST OF NEW YORK CITY

Nestled in the heart of New York City, 230 Park offers exceptional proximity to world-class attractions, dining, and entertainment.

This distinguished location merges historic grandeur with contemporary ease, placing you at the center of it all.





THE NEIGHBORHOOD



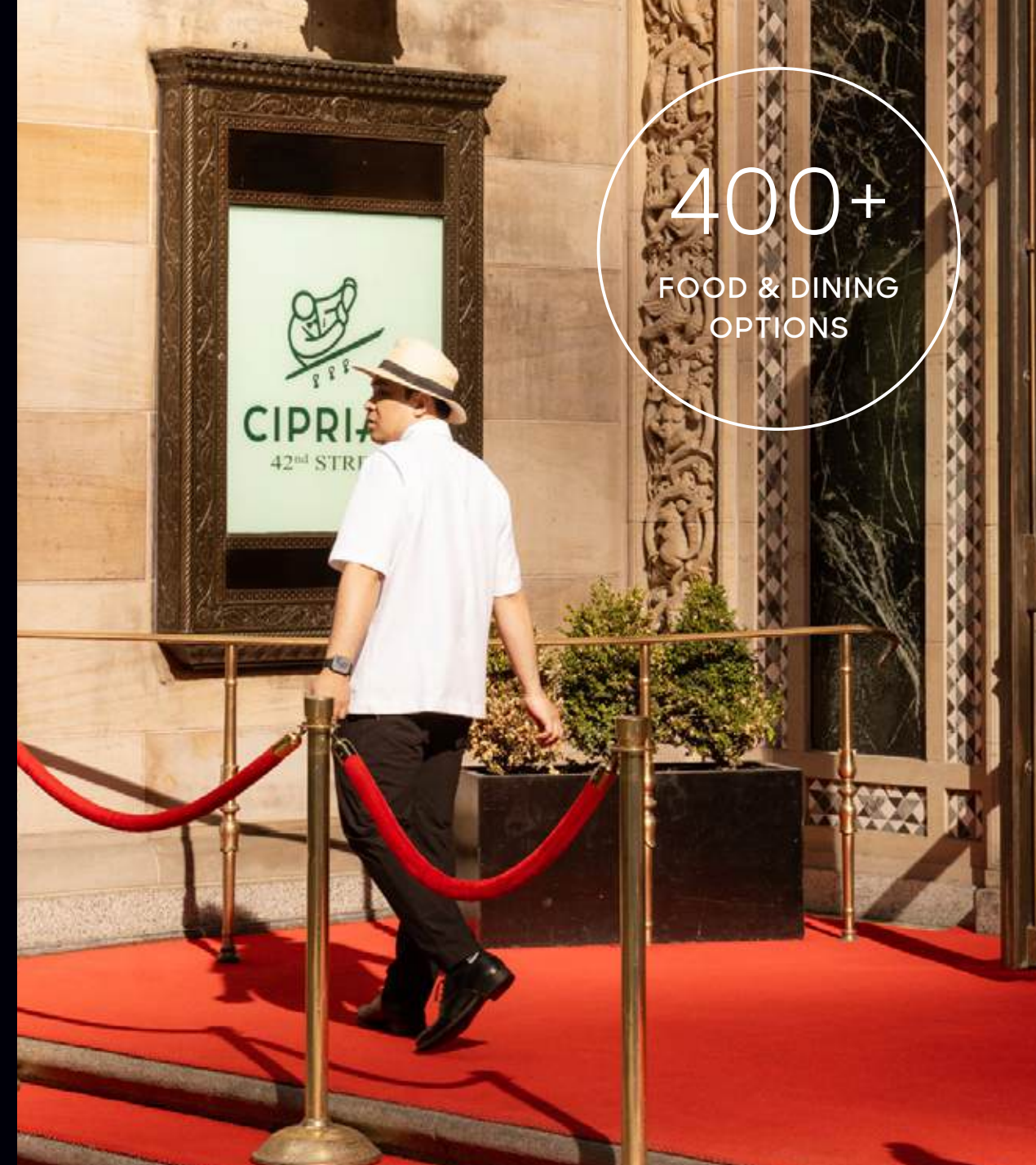
# CONVENIENTLY CONNECTED

WORLD-CLASS TRANSPORTATION NETWORK PROVIDES ACCESS TO ALL OF NEW YORK CITY AND THE TRI-STATE AREA.

45  
TRAIN  
PLATFORMS

24 MIN  
LAGUARDIA  
AIRPORT

52 MIN  
JFK  
AIRPORT



400+  
FOOD & DINING  
OPTIONS



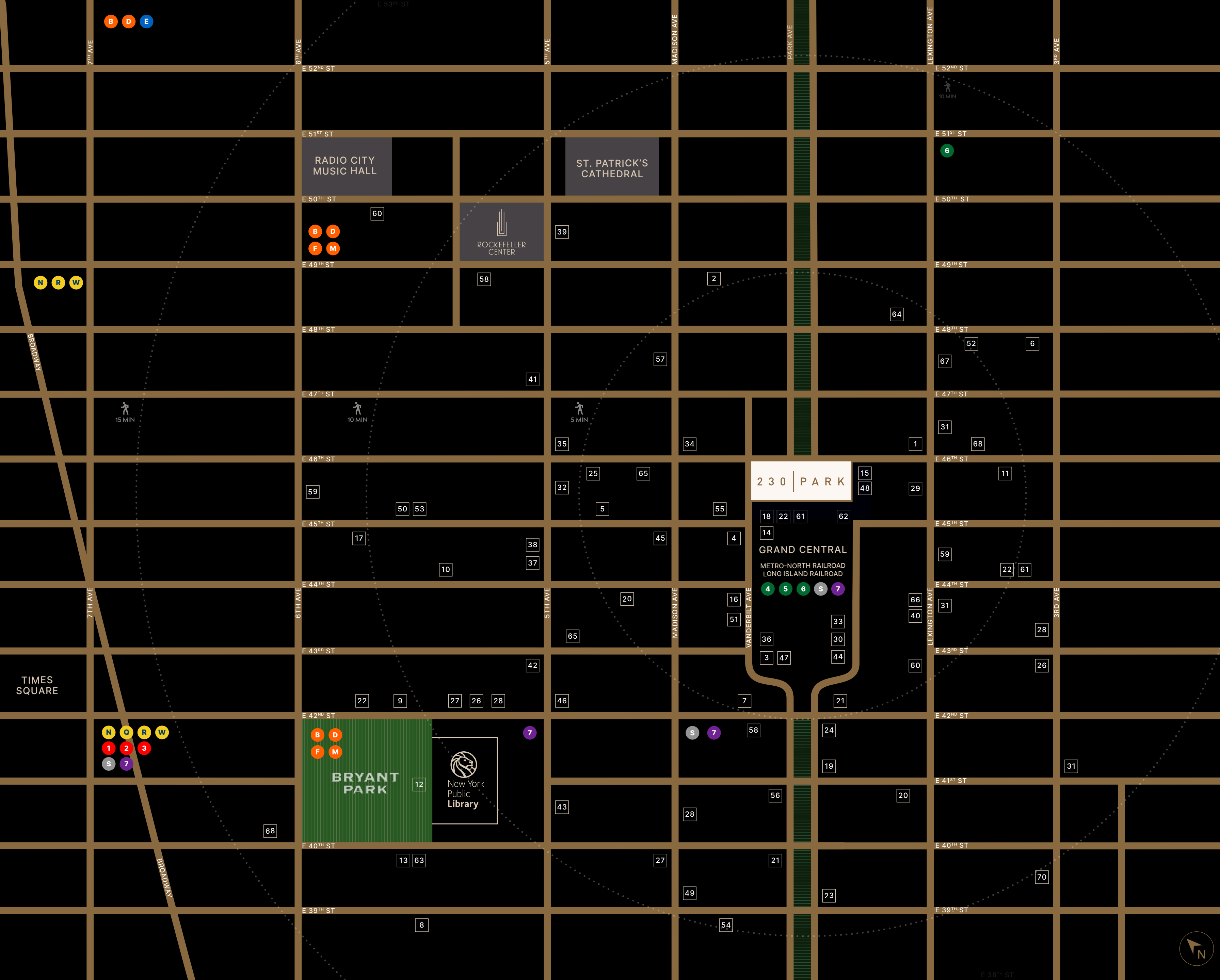
130+  
SHOPPING  
DESTINATIONS



CULTURAL  
ICON  
THE CAMPBELL BAR,  
POPULAR SPOT FOR  
AFTER-WORK  
DRINKS



15+  
HOTEL &  
ACCOMMODATION  
LOCATIONS



# NEIGHBORHOOD

## Fine Dining

1. Dos Caminos
2. Fasano
3. Cipriani Dolci
4. Ammos Estiatorio
5. Morton's Steakhouse
6. Sea Fire Grill
7. Le Pavillon
8. Harta & Bar Harta
9. Gabriel Kreuther
10. Kellari Taverna
11. Aretsky's Patroon
12. Bryant Park Grill
13. Koi
14. The Capital Grille
15. Bobby Van's
16. Point Seven
17. Butter

## Retail

41. Sephora
42. The North Face
43. Muji Fifth Ave
44. Warby Parker
45. Paul Stuart
46. COS

## Bars

47. The Campbell
48. Lea Wine Bar
49. The Madison Lounge
50. Valerie
51. Bergamo's
52. The Stayton Room
53. Madame George
54. Raines Law Room at The William

## Casual Dining

18. Vanderbilt Market
19. Los Tacos No.1
20. Le Pain Quotidien
21. Tartinery Café
22. Sweetgreen
23. Park Ave Tavern
24. Pershing Square
25. JoJu
26. Le Botaniste
27. Cava
28. Naya
29. Sticky's
30. Shake Shack
31. Pret A Manger

## Cafés

55. Black Fox Coffee
56. Kona Coffee Roasters
57. Bluestone Lane Coffee
58. Blue Bottle
59. Ground Central Coffee
60. Cafe Grumpy
61. Maman
62. Starbucks

## Hotels

63. Bryant Park Hotel
64. InterContinental New York Barclay
65. The Gotham Hotel

## Retail

32. Barnes & Noble
33. Apple Store
34. Charles Tyrwhitt
35. Adidas
36. Lululemon
37. UGG
38. Vans
39. Saks Fifth Ave
40. Bluemercury

## Gyms

66. Equinox
67. Crunch Fitness
68. FORM50 Fitness
69. Blink Fitness
70. Orangetheory

# AMONG GREAT COMPANY

Many dynamic businesses call this prestigious area home, including JPMorgan Chase, MetLife, Merrill Lynch, and the renowned Michelin-starred restaurant Le Pavillon, to name but a few.

As The Crown of Park Avenue, 230 Park stands as a status symbol, merging the grandeur of the past with the luxuries of a modern workplace, making it the perfect address for distinguished enterprises.



EXCLUSIVE AMENITIES

# LUXURY REFINED

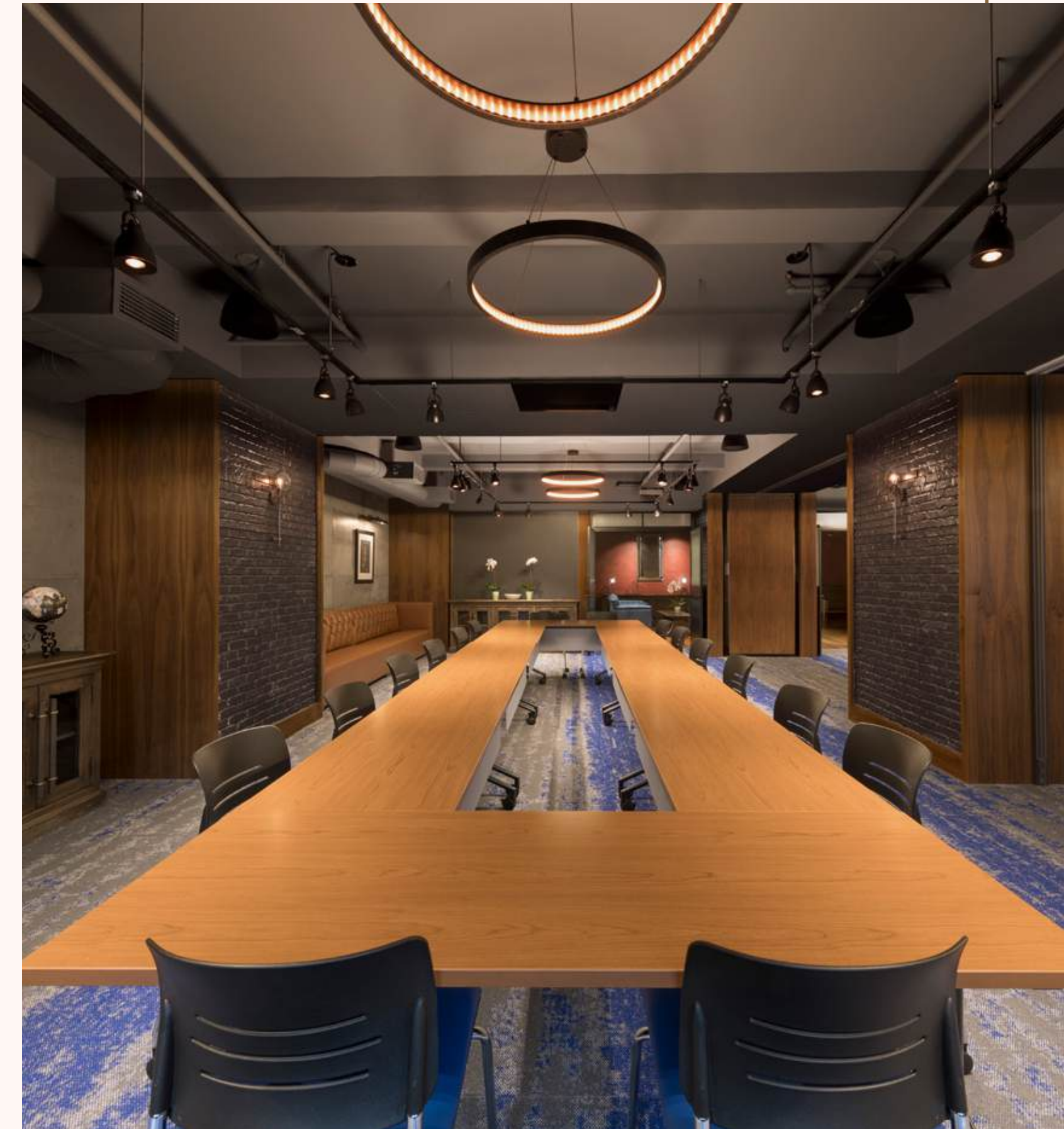
At 230 Park, tenants and guests enjoy an exclusive array of amenities fitting for business.

Every day here is an opportunity to live and work, surrounded by unparalleled services and sophisticated spaces designed for discerning individuals.

Located on the fifth floor, the amenity center features an executive lounge, club room, conference center, and outdoor terrace.



EXCLUSIVE AMENITIES



## DESIGNED TO INSPIRE

STATE-OF-THE-ART CONFERENCE AND MEETING ROOMS DESIGNED TO INSPIRE PRODUCTIVITY AND COLLABORATION.

EXCLUSIVE AMENITIES

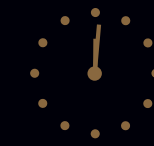
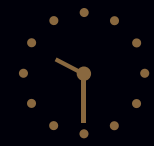
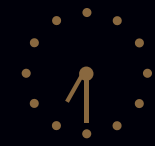


## SOCIALIZE IN STYLE

UNWIND AND SOCIALIZE IN OUR SOPHISTICATED LOUNGE,  
BLENDING RELAXATION AND ENTERTAINMENT.



# 230 PARK BUSINESS DAY



7:00am  
YOGA & GYM

Start your day with a comprehensive workout year-round at nearby Equinox, New York Sports Clubs or SoulCycle, offering a variety of classes and state-of-the-art equipment.

7:30am  
MAMAN COFFE SHOP

Enjoy freshly brewed coffee and a delightful pastry from Maman Coffee Shop, known for its cozy ambiance and artisanal treats.

10:30am  
BUSINESS MEETING AT THE EXECUTIVE LOUNGE

Conduct your business meeting in the elegant Executive Lounge, offering a professional setting with comfortable seating and a fully-furnished terrace.

12:00pm  
LUNCH AT VANDERBILT MARKET

The city's top local vendors offer diverse gourmet dishes, from freshly made gyros and sandwiches to savory ramen and farm-to-table salads. Whether with an outdoor workout or a midday aperitif, enjoy your afternoon on the 5th floor terrace.

7:00pm  
BOBBY VAN'S STEAKHOUSE

Savor every moment of a perfect evening at Bobby Van's, where dinner is an experience to enjoy.

THE CROWN COLLECTION OFFICES

# THE CROWN COLLECTION



Ascend to the Crown Collection at 230 Park Avenue, where luxury and prestige reach unparalleled heights. These exclusive top floor workspaces offer sweeping views of Park Avenue. With direct elevator access from the lower floors and amenity spaces, the Crown Collection is more than a workspace—it's an elevated experience where work and life seamlessly converge.



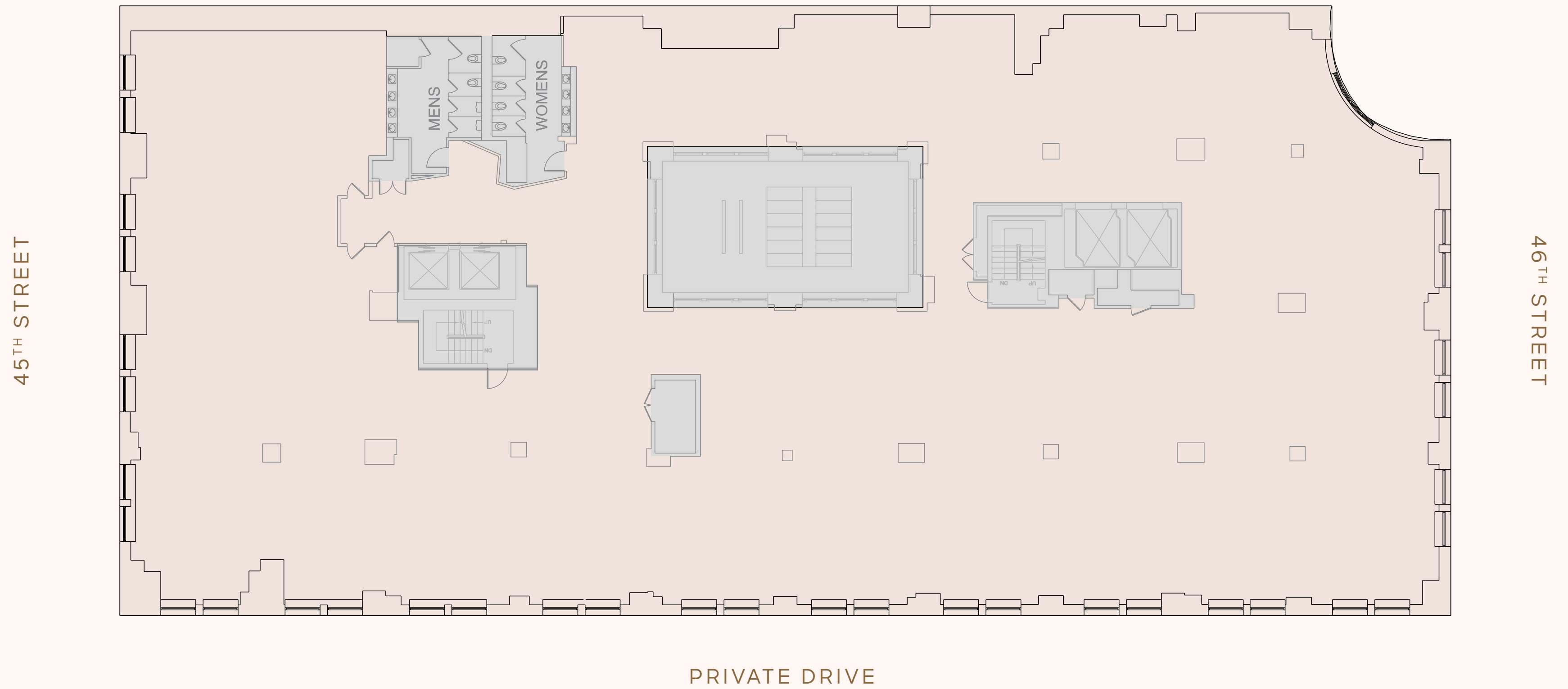


AVAILABLE AUG 2025

230 | PARK

PRIVATE ENTRANCE & LOBBY

# ENTIRE 3<sup>RD</sup> FLOOR 23,424 RSF

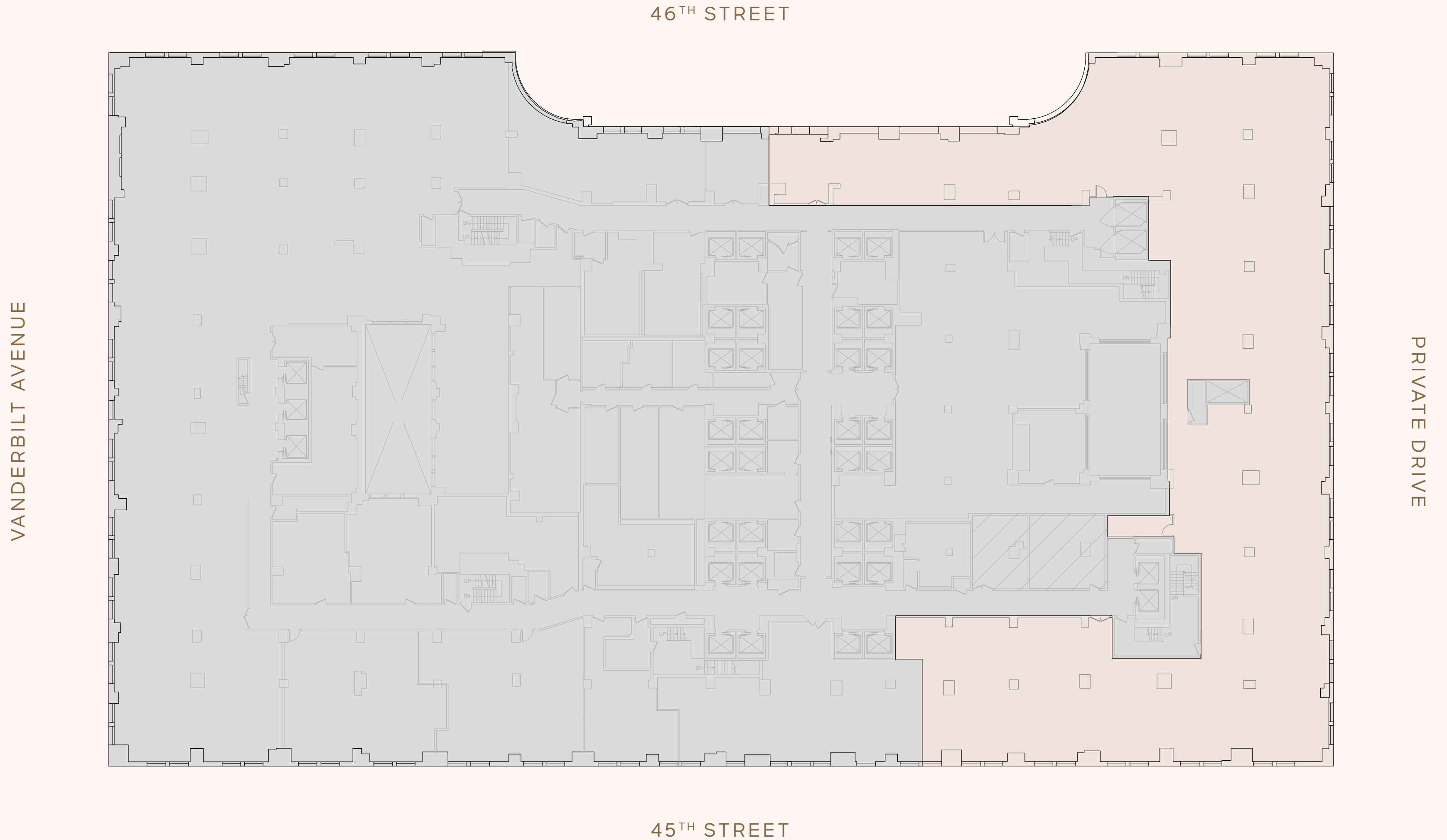


AVAILABLE SEPT 2025

230 | PARK

CORE & SHELL

# PARTIAL 4<sup>TH</sup> FLOOR 23,874 RSF



AVAILABLE IMMEDIATELY

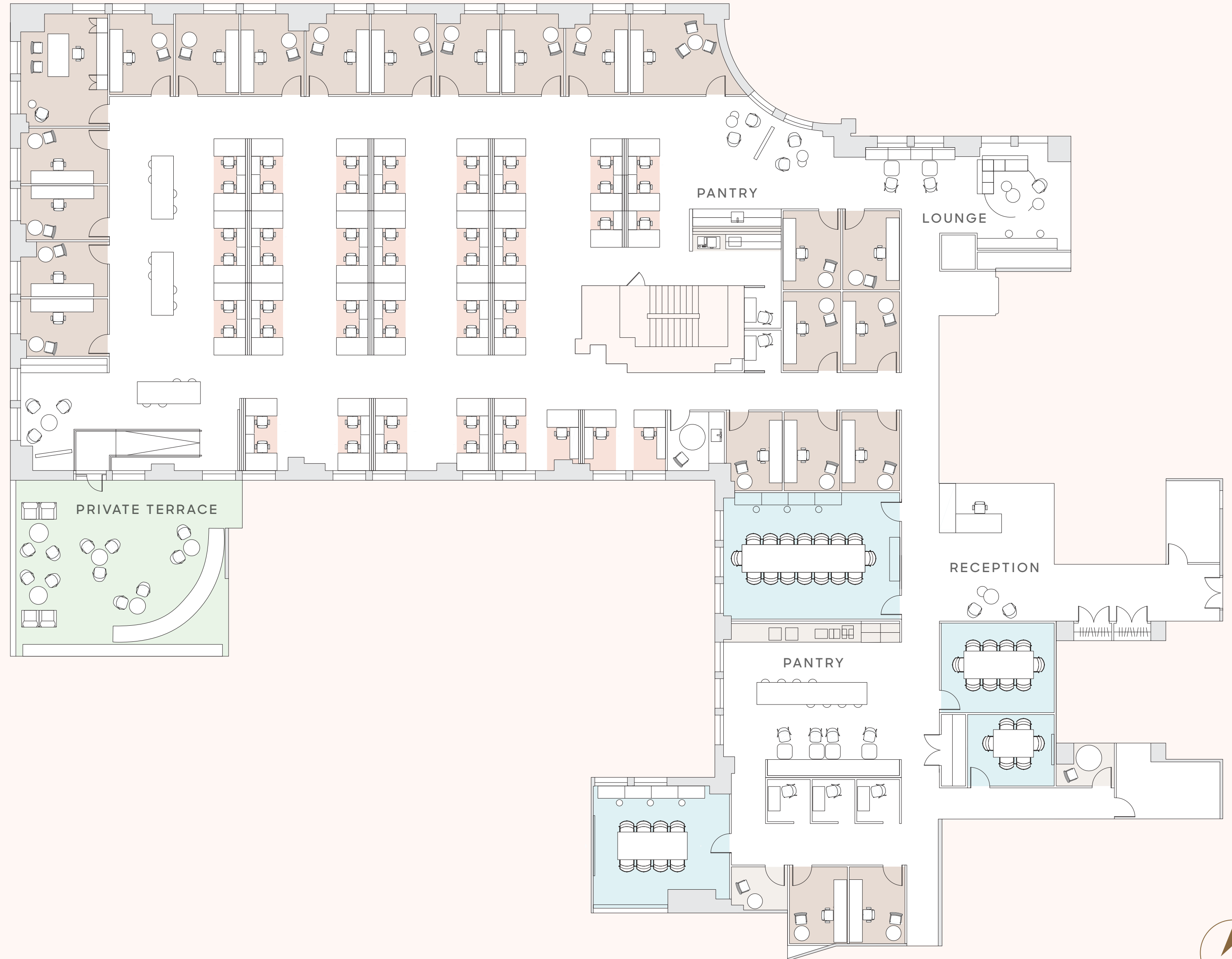
230 | PARK

PRIVATE TERRACE

# PARTIAL 5<sup>TH</sup> FLOOR 24,844 RSF

46<sup>TH</sup> STREET

VANDERBILT AVENUE



WORKSTATIONS	55
PRIVATE OFFICE	23
COLLABORATIVE SEATS	23
CONFERENCE SEATS	44
COPY/PRINT	1
PANTRY	1
WELLNESS ROOM	1
<b>TOTAL</b>	<b>148</b>



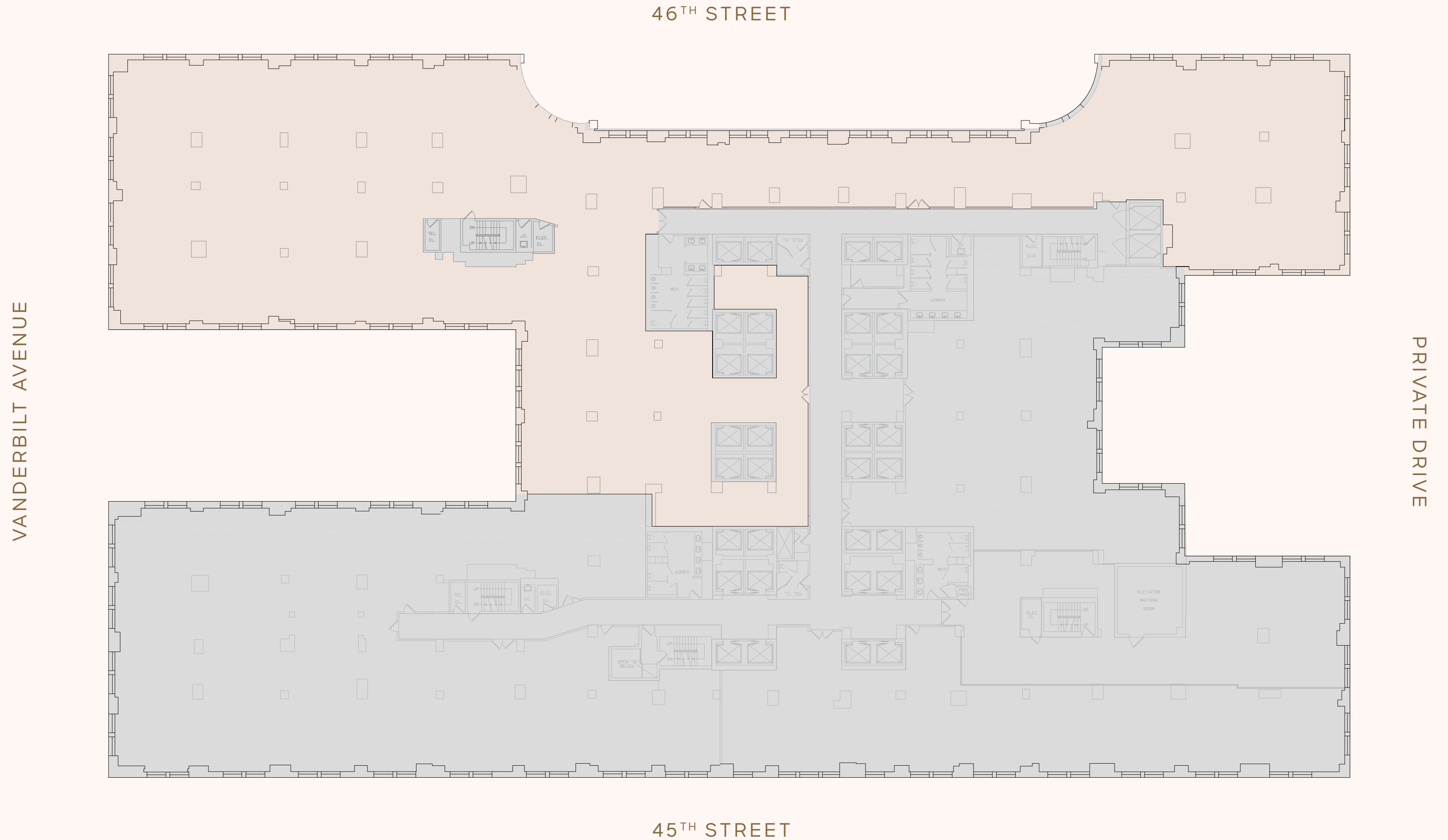
AVAILABLE IMMEDIATELY

230 | PARK

CORE & SHELL

# PARTIAL 6<sup>TH</sup> FLOOR

## 32,535 RSF



AVAILABLE IMMEDIATELY

230 | PARK

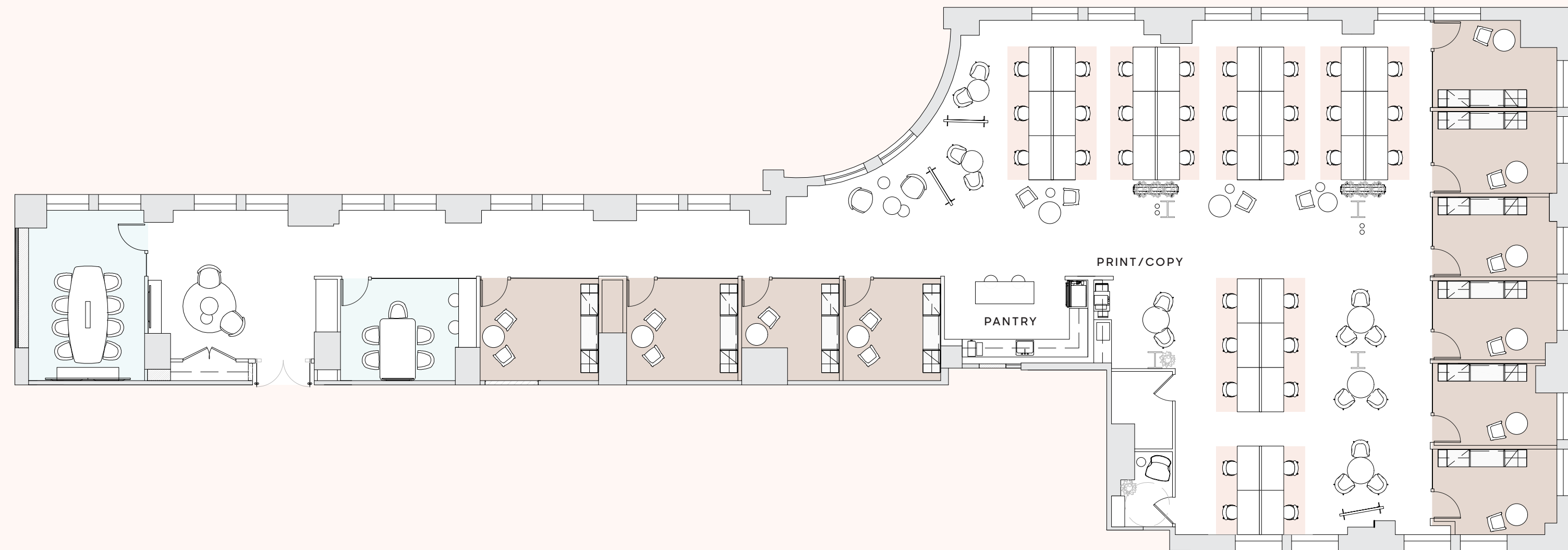
TEST-FIT

# PARTIAL 6<sup>TH</sup> FLOOR

## 9,985 RSF

46<sup>TH</sup> STREET

PRIVATE DRIVE



WORKSTATIONS	36
PRIVATE OFFICE	6
CONFERENCE ROOM	2
COPY/PRINT	1
PANTRY	1
STORAGE/IT ROOM	1
WELLNESS ROOM	1
<b>TOTAL</b>	<b>43</b>

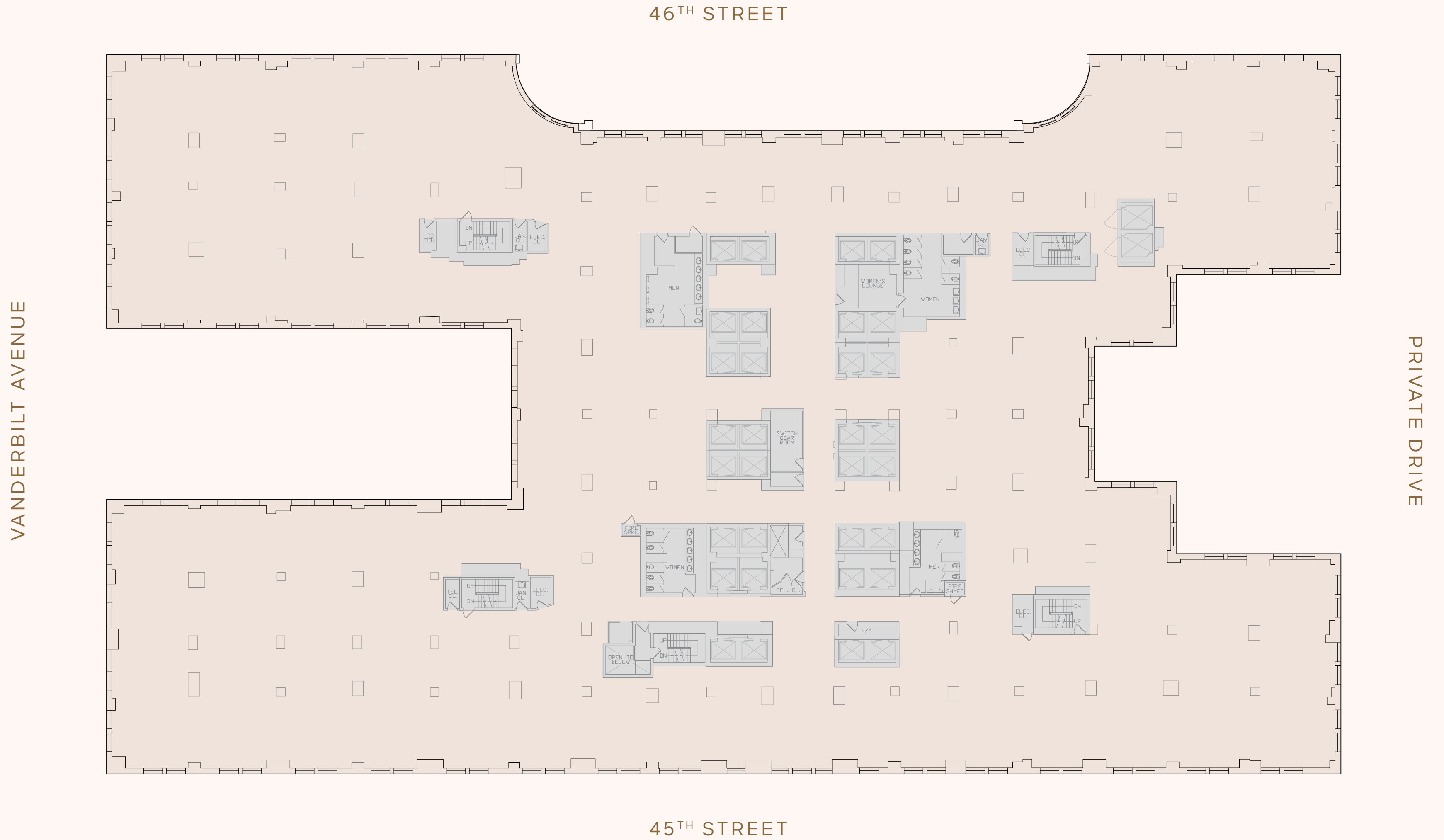


AVAILABLE IMMEDIATELY

230 | PARK

CORE & SHELL

# ENTIRE 7<sup>TH</sup> FLOOR 71,083 RSF



AVAILABLE IMMEDIATELY

230 | PARK

AS-BUILT

# PARTIAL 8<sup>TH</sup> FLOOR 45,458 RSF

VANDERBILT AVENUE

46<sup>TH</sup> STREET

PRIVATE DRIVE



WORKSTATIONS	192
PRIVATE OFFICES	20
CONFERENCE ROOM	2
MEETING ROOM	2
PHONE ROOMS	11
PANTRY	1
STORAGE / IT ROOM	1
COPY / PRINT ROOM	2
COAT CLOSETS	2
<b>TOTAL SEATS</b>	<b>212</b>

45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

230 | PARK

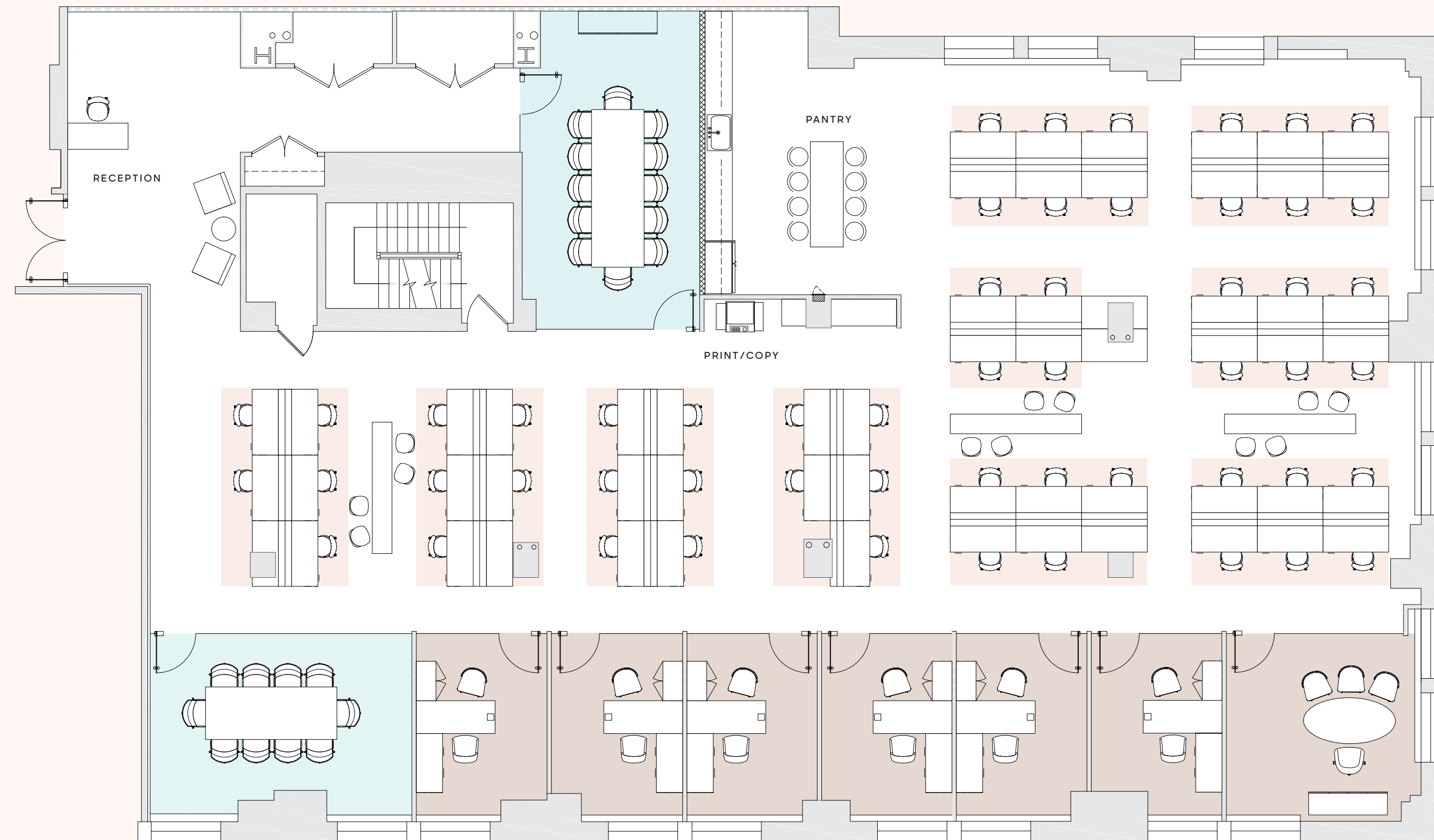
AS-BUILT

# PARTIAL 8<sup>TH</sup> FLOOR 9,214 RSF

46<sup>TH</sup> STREET

VANDERBILT AVENUE

PRIVATE DRIVE



45<sup>TH</sup> STREET

WORKSTATIONS	54
PRIVATE OFFICES	7
CONFERENCE ROOM	2
PANTRY	1
IT ROOM	1
COPY / PRINT ROOM	1
STORAGE / COAT CLOSETS	2
RECEPTION	1
TOTAL SEATS	62



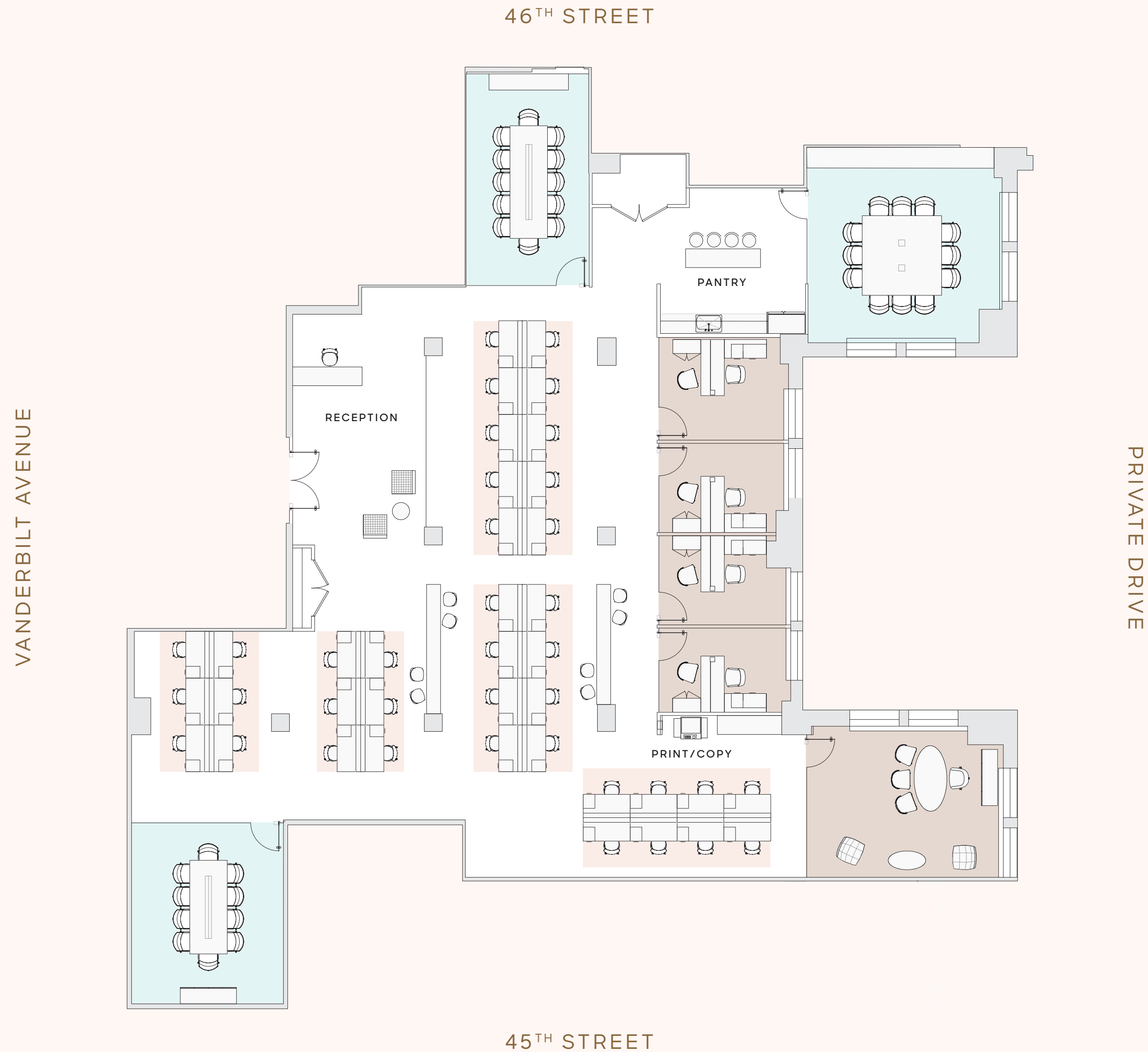
AVAILABLE IMMEDIATELY

230 | PARK

AS-BUILT

# PARTIAL 8<sup>TH</sup> FLOOR 8,507 RSF

WORKSTATIONS	38
PRIVATE OFFICES	5
CONFERENCE ROOM	3
PANTRY	1
STORAGE / IT ROOM	1
COPY / PRINT ROOM	1
RECEPTION	1
TOTAL SEATS	44



AVAILABLE IMMEDIATELY

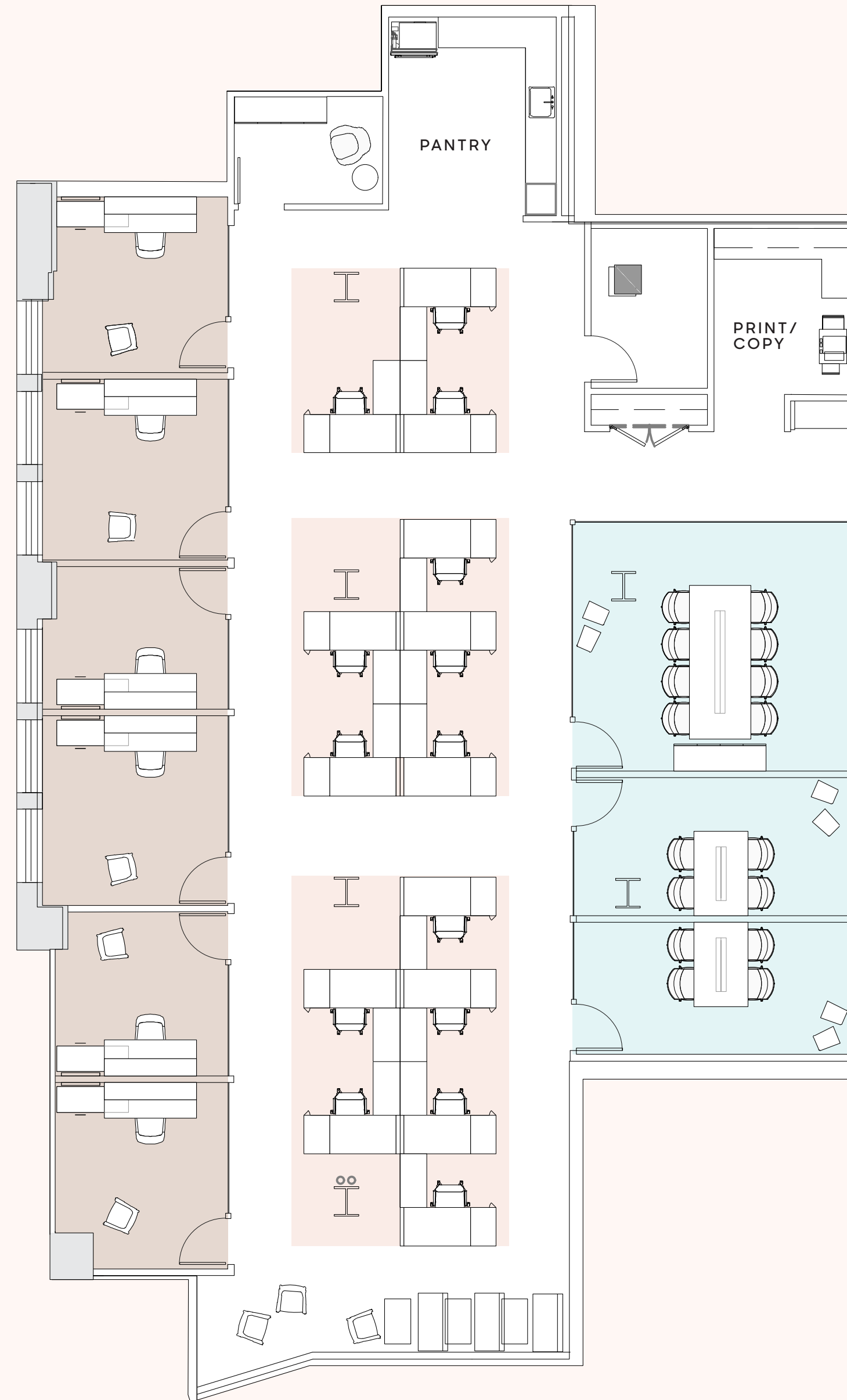
230 | PARK

TEST-FIT

# PARTIAL 9<sup>TH</sup> FLOOR 6,556 RSF

WORKSTATIONS	14
PRIVATE OFFICE	6
CONFERENCE ROOM	3
COPY/PRINT	1
PANTRY	1
STORAGE/IT ROOM	1
WELLNESS ROOM	1
TOTAL	21

VANDERBILT AVENUE



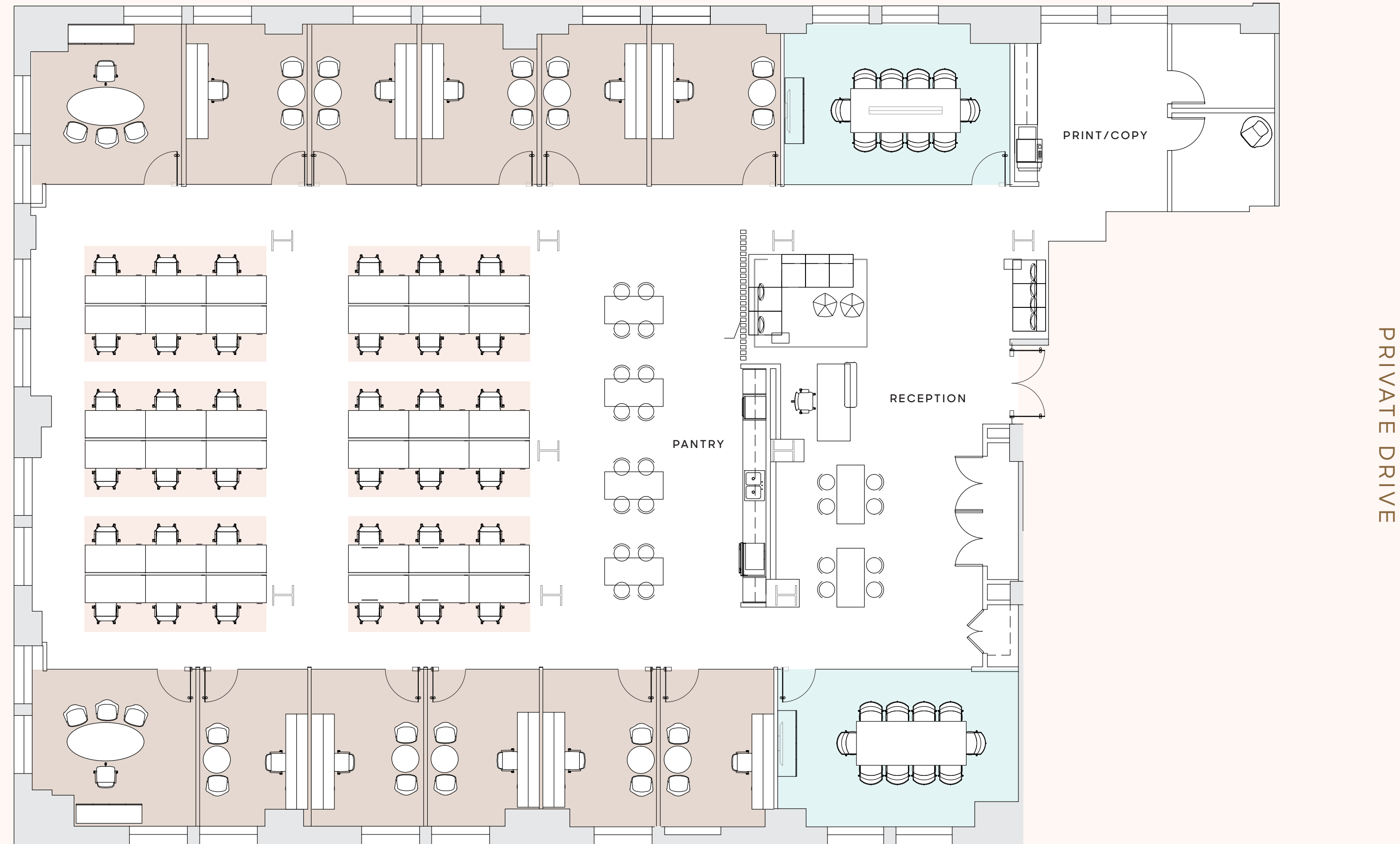
AVAILABLE IMMEDIATELY

230 | PARK

TEST-FIT

# PARTIAL 9<sup>TH</sup> FLOOR

## 11,806 RSF



WORKSTATIONS	36
PRIVATE OFFICE	12
CONFERENCE SEATS	20
WORK NICHE	4
COPY/PRINT	1
PANTRY	1
<b>TOTAL</b>	<b>48</b>

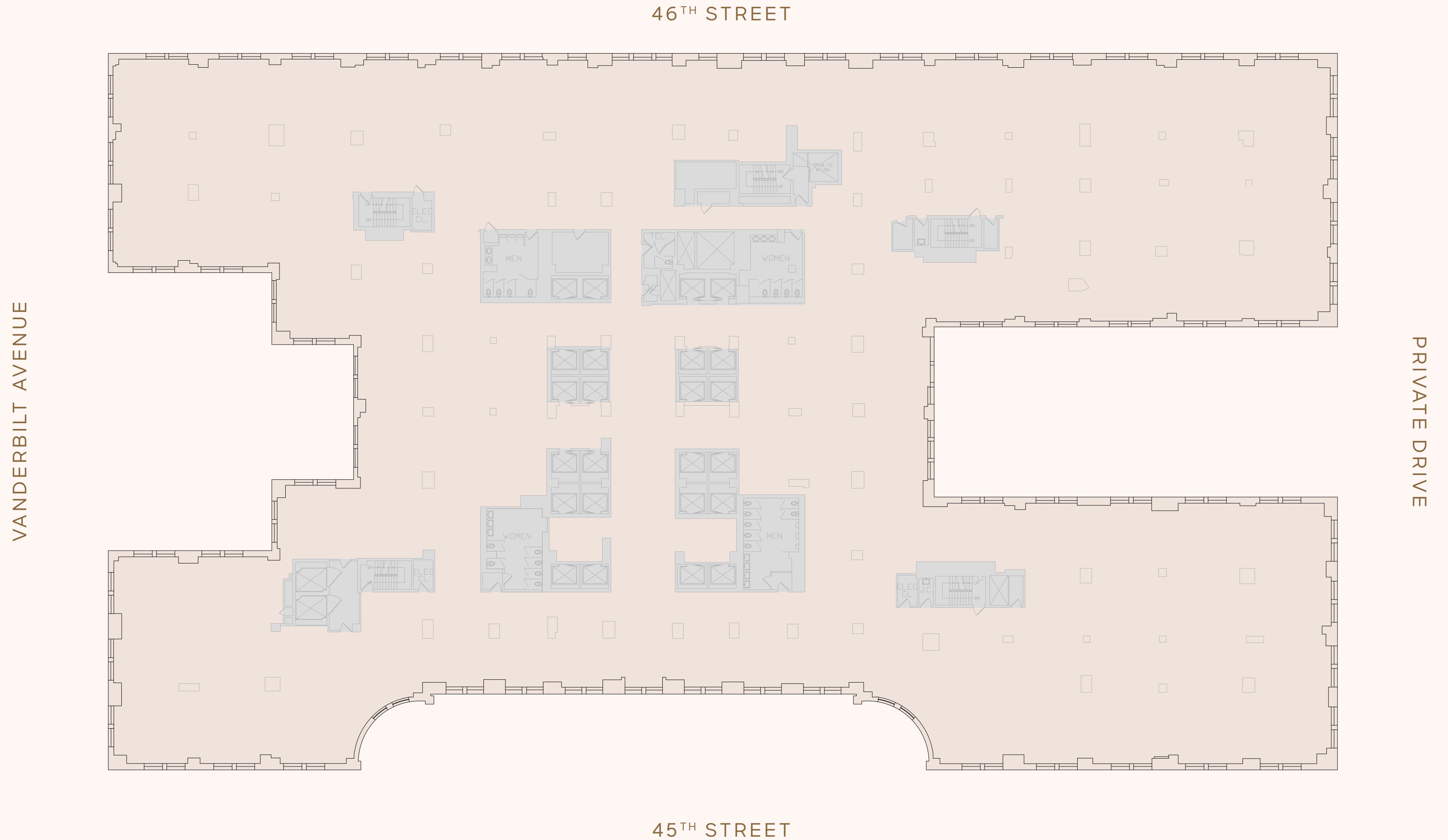


AVAILABLE APR 2026

230 | PARK

CORE & SHELL

# ENTIRE 11<sup>TH</sup> FLOOR 72,023 RSF



AVAILABLE MAY 2025

230 | PARK

CORE & SHELL

# ENTIRE 12<sup>TH</sup> FLOOR 70,957 RSF

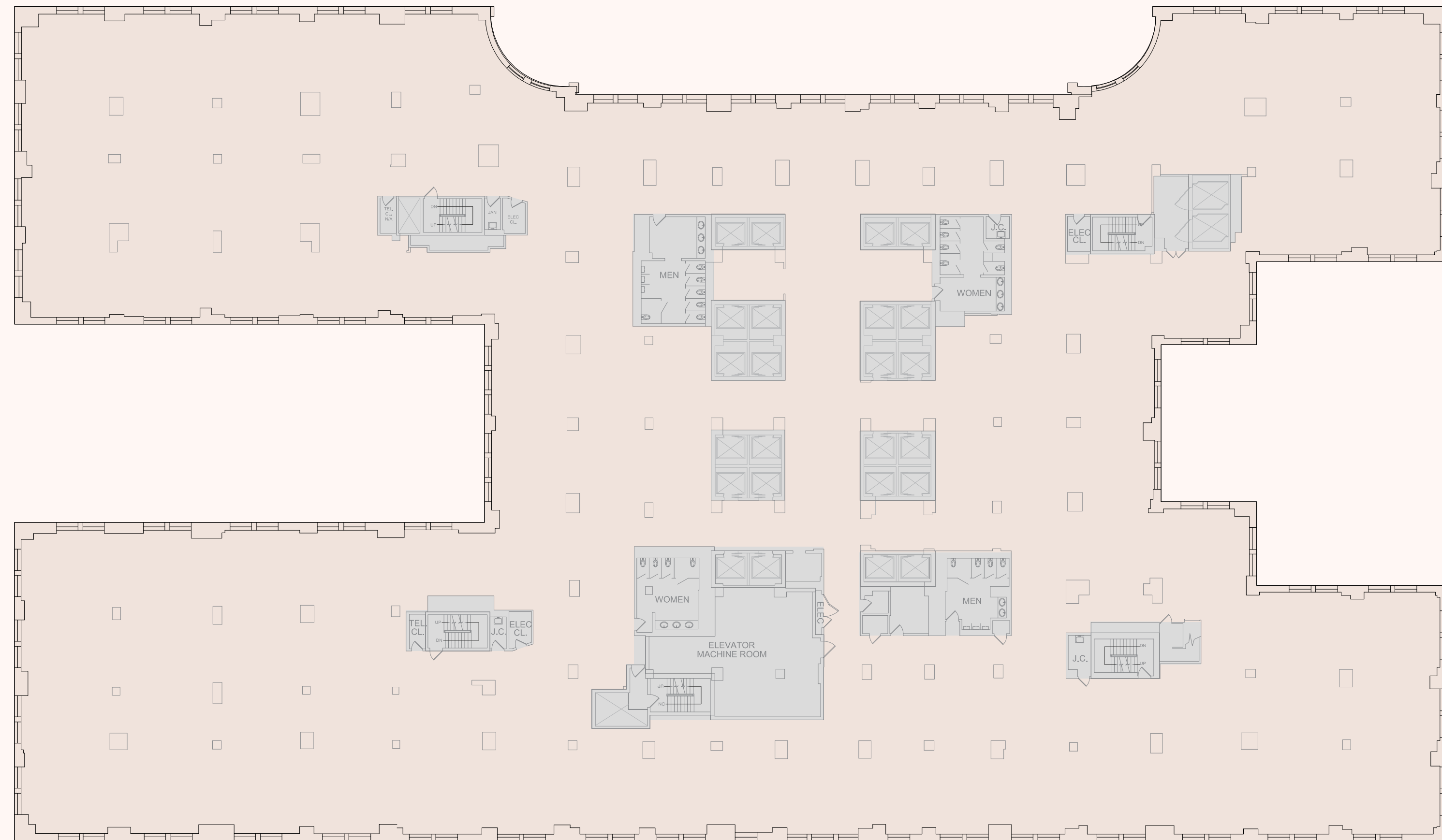


PARK AVE WINDOW VIEW

VANDERBILT AVENUE

46<sup>TH</sup> STREET

PRIVATE DRIVE



45<sup>TH</sup> STREET



AVAILABLE MAY 2025

230 | PARK

CORE & SHELL

# ENTIRE 13<sup>TH</sup> FLOOR 72,327 RSF



PARK AVE WINDOW VIEW

VANDERBILT AVENUE



AVAILABLE MAY 2025

230 | PARK

OPEN TEST-FIT

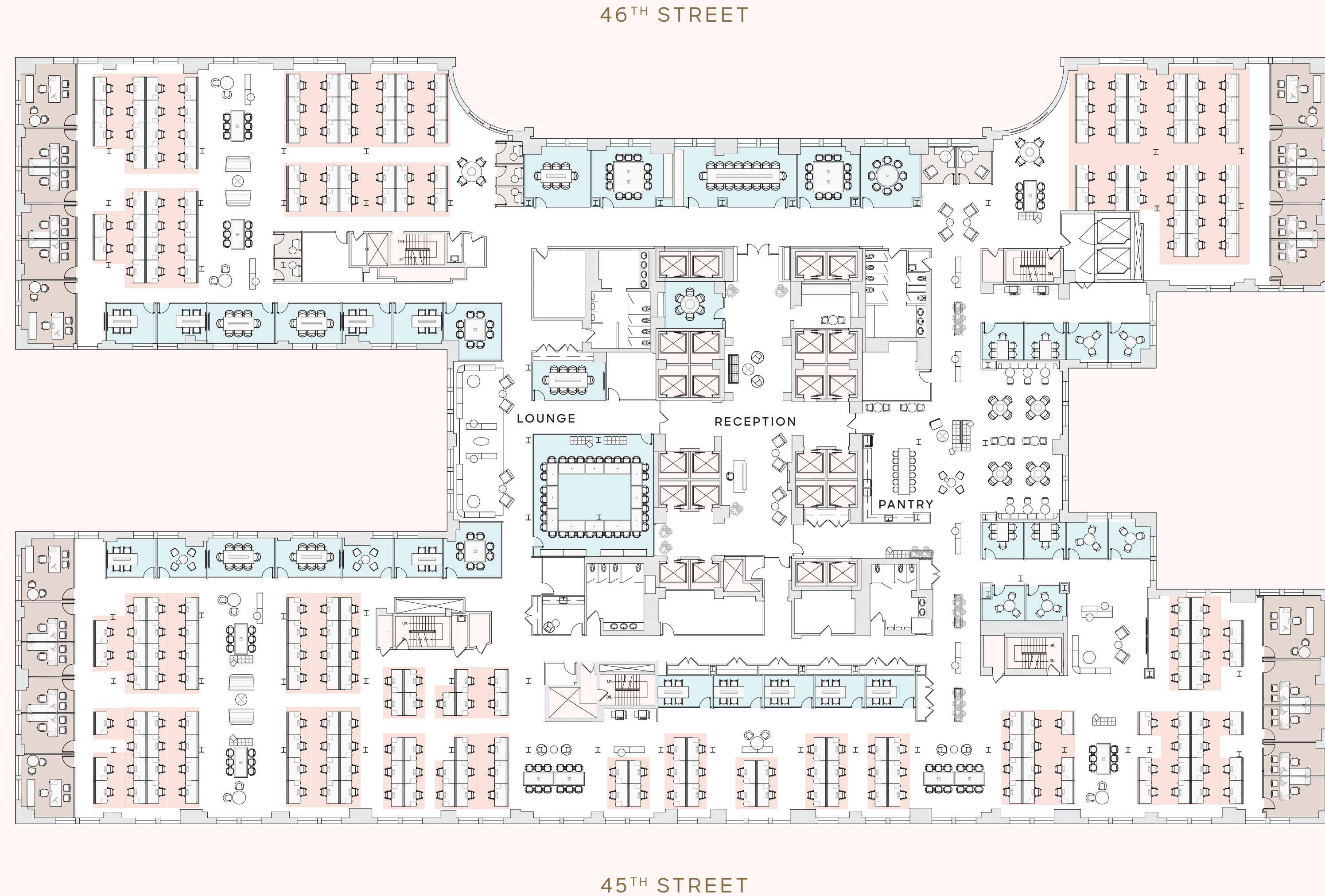
# ENTIRE 13<sup>TH</sup> FLOOR 72,327 RSF



PARK AVE WINDOW VIEW

WORKSTATIONS	232
PRIVATE OFFICES	22
CONFERENCE ROOM	12
MEETING ROOM	21
BOARD ROOM (18P)	1
PANTRY / COFFEE BAR	2
STORAGE/IT ROOM	2
WELLNESS ROOM	1
<b>TOTAL SEATS</b>	<b>255</b>

VANDERBILT AVENUE



AVAILABLE MAY 2025

230 | PARK

OFFICE-INTENSIVE TEST-FIT

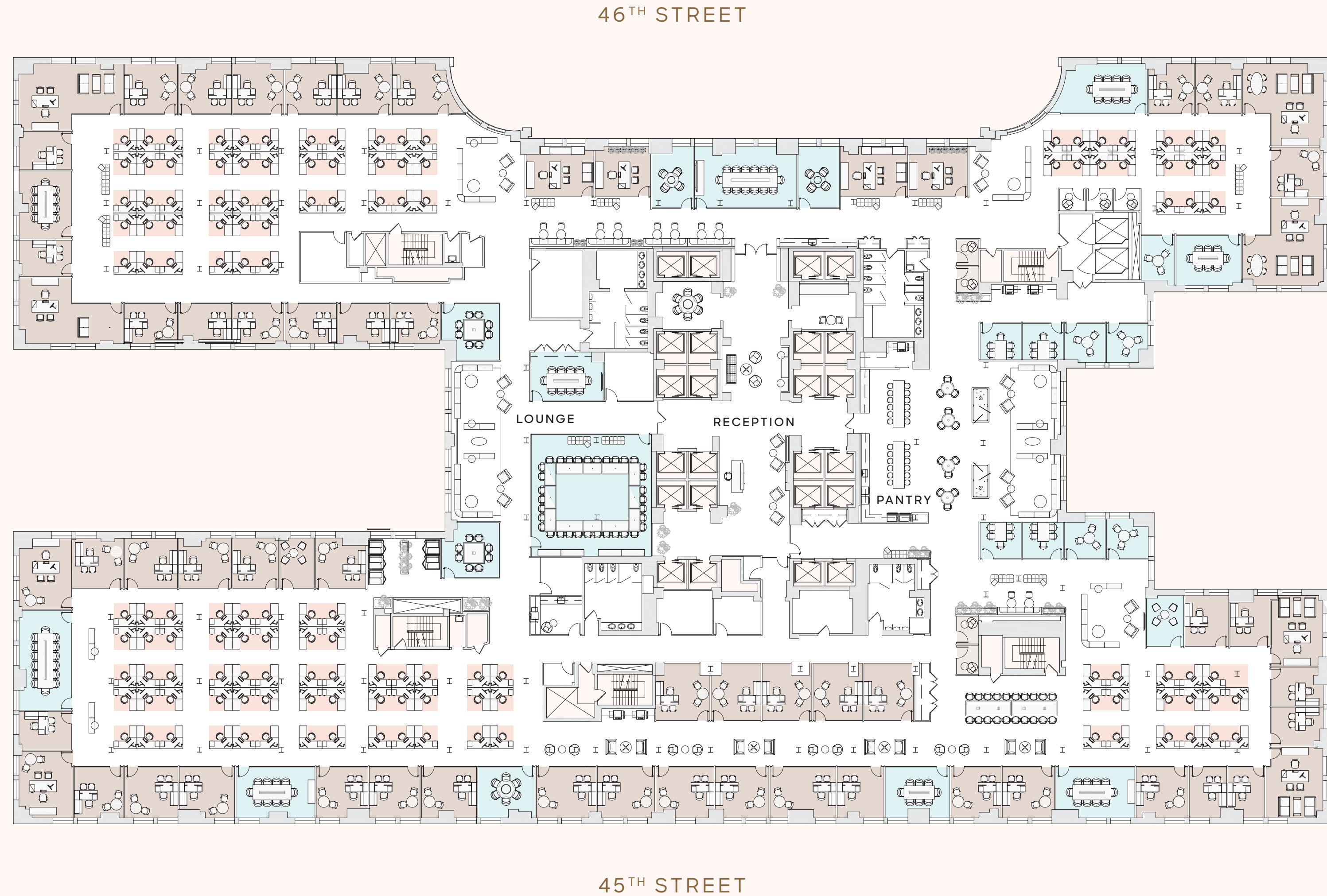
# ENTIRE 13<sup>TH</sup> FLOOR 72,327 RSF



PARK AVE WINDOW VIEW

WORKSTATIONS	134
PRIVATE OFFICES	61
CONFERENCE ROOM	13
MEETING ROOM	13
BOARD ROOM (34P)	1
PANTRY / COFFEE BAR	2
IT ROOM	2
WELLNESS ROOM	1
<b>TOTAL SEATS</b>	<b>196</b>

VANDERBILT AVENUE



AVAILABLE MAY 2025

230 | PARK

CORE & SHELL

# ENTIRE 14<sup>TH</sup> FLOOR 71,505 RSF

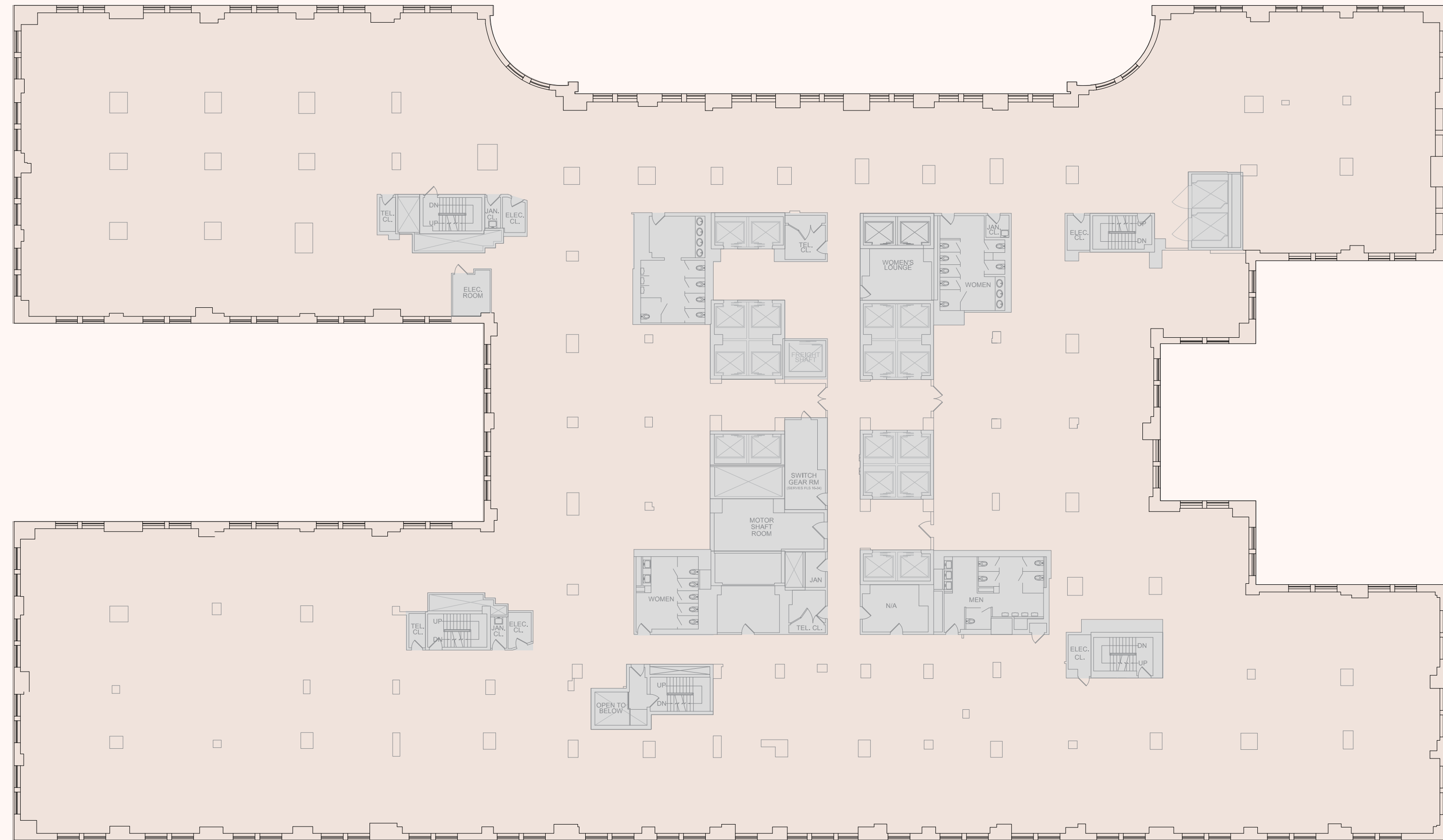


PARK AVE WINDOW VIEW

VANDERBILT AVENUE

46<sup>TH</sup> STREET

PRIVATE DRIVE



45<sup>TH</sup> STREET



AVAILABLE AUG 2025

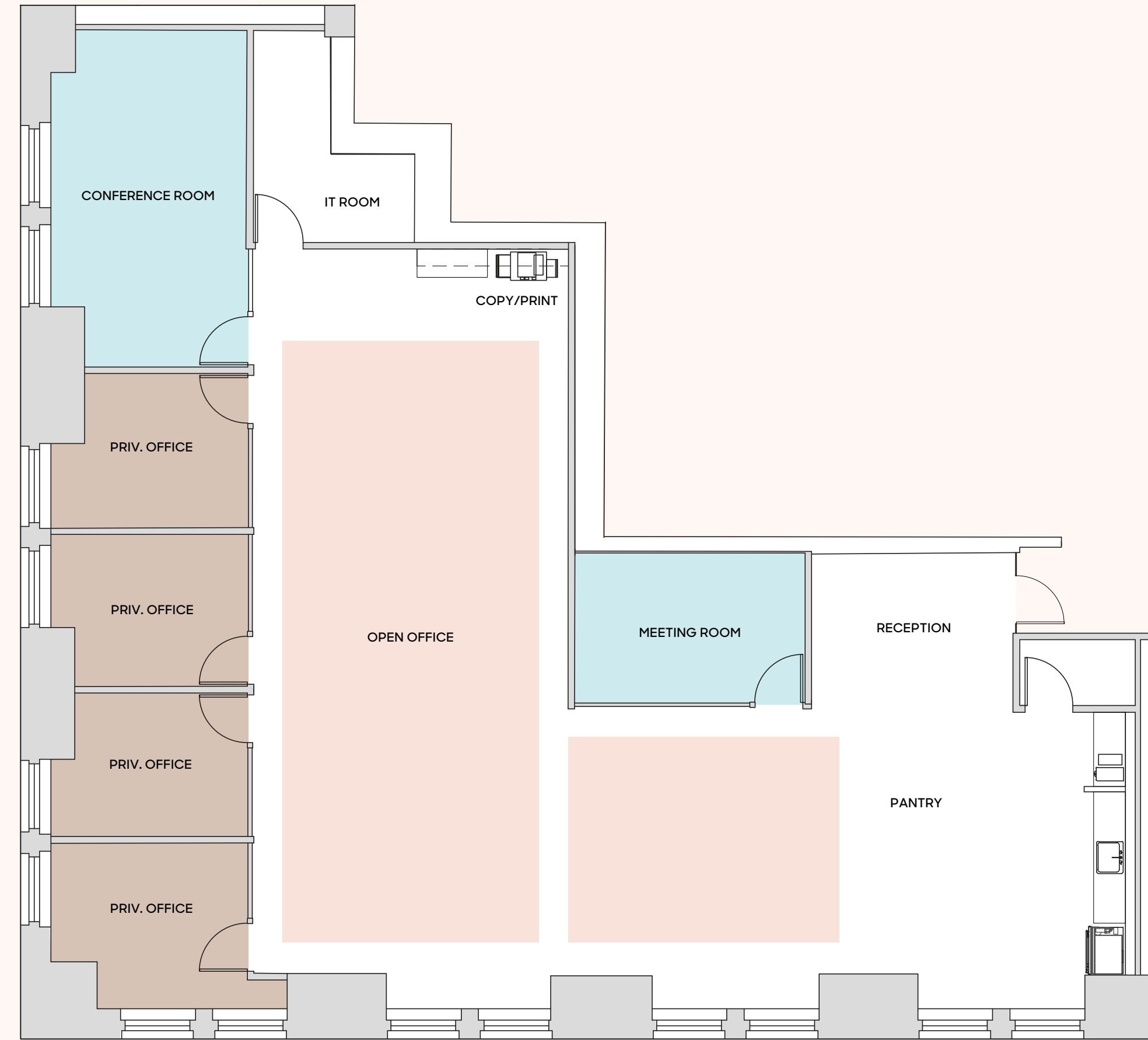
230 | PARK

AS-BUILT

# PARTIAL 28<sup>TH</sup> FLOOR 4,900 RSF

THE CROWN COLLECTION

VANDERBILT AVENUE



PRIVATE DRIVE

45<sup>TH</sup> STREET



AVAILABLE SEPT 2025

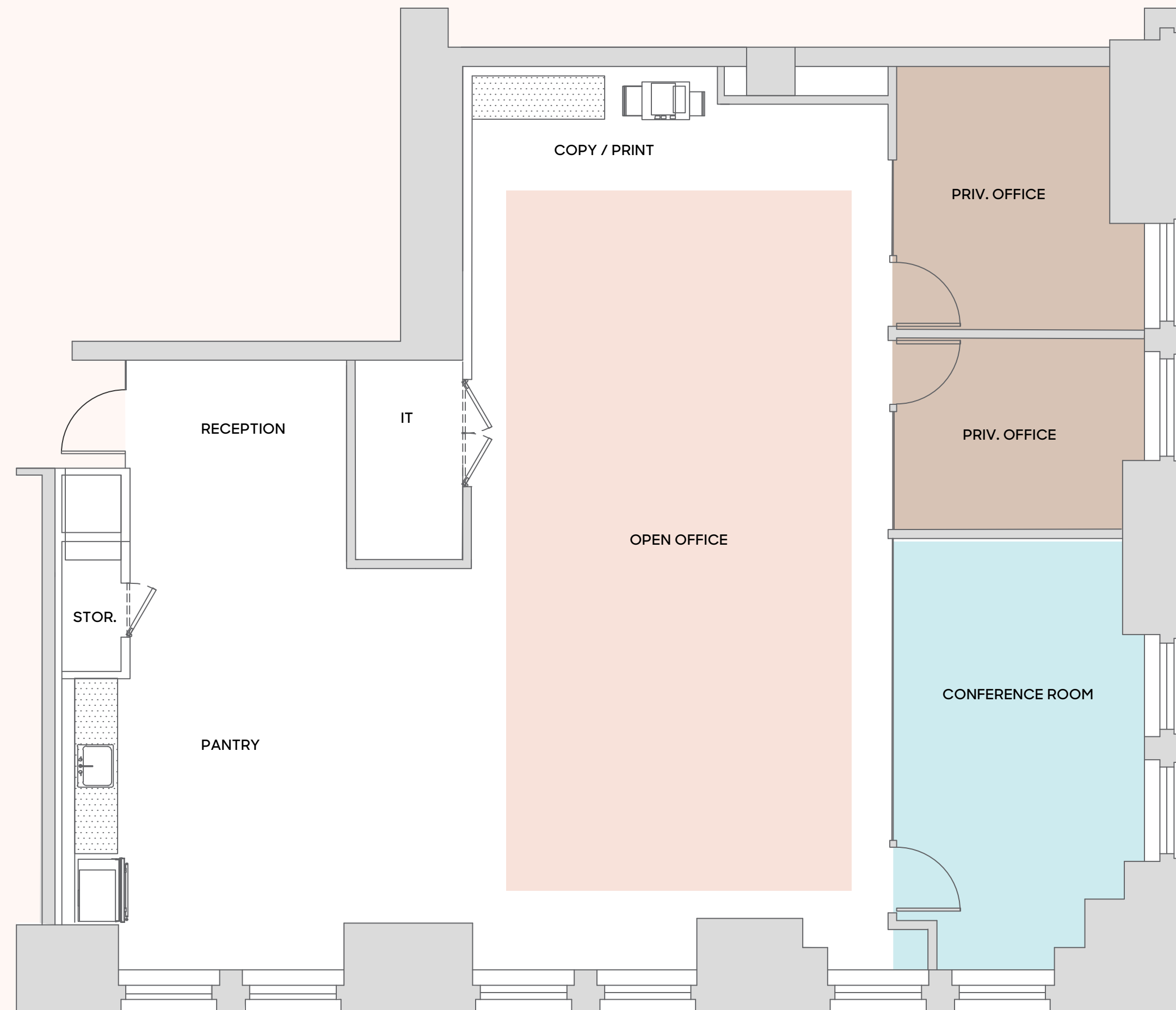
230 | PARK

AS-BUILT

# PARTIAL 28<sup>TH</sup> FLOOR 3,396 RSF

THE CROWN COLLECTION

VANDERBILT AVENUE



PRIVATE DRIVE

45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

CORE & SHELL

# ENTIRE 31<sup>ST</sup> FLOOR 22,087 RSF

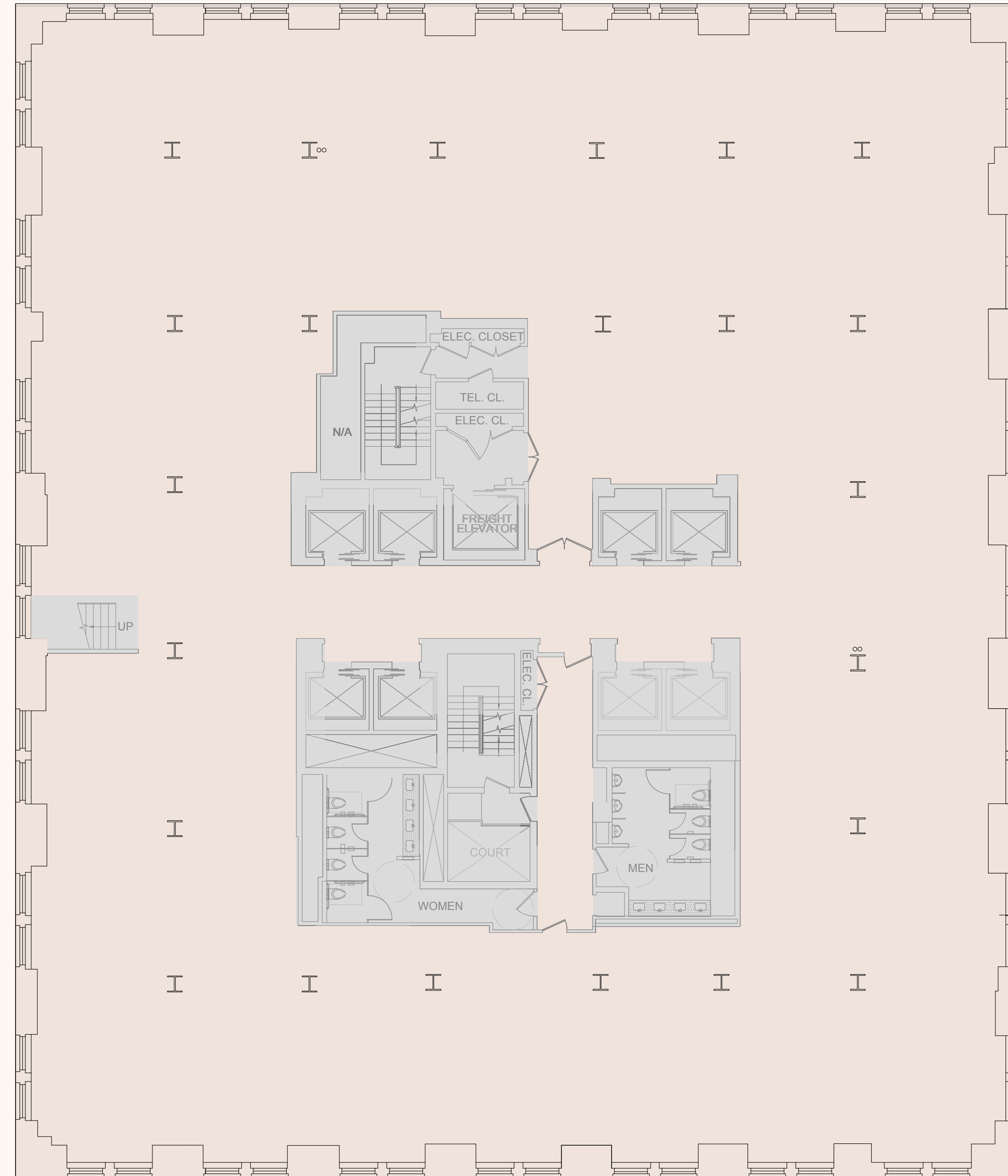
THE CROWN COLLECTION

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

OFFICE-INTENSIVE TEST-FIT

# ENTIRE 31<sup>ST</sup> FLOOR 22,087 RSF

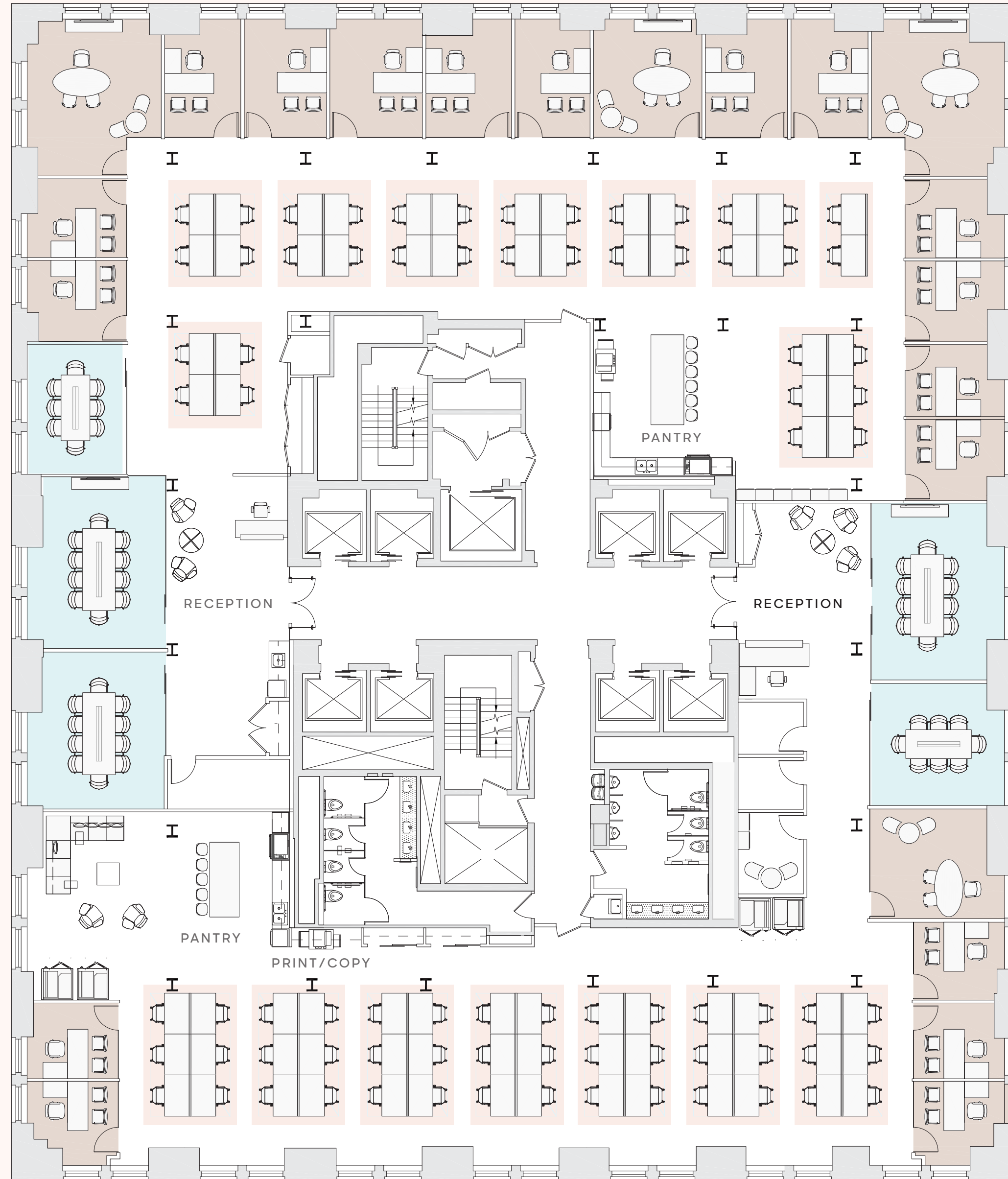
THE CROWN COLLECTION

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



WORKSTATIONS	78
PRIVATE OFFICES	18
EXECUTIVE OFFICES	4
CONFERENCE ROOM	6
PANTRY	2
IT ROOM / STORAGE ROOM	2
COPY AREAS	2
RECEPTION	2
TOTAL	100

45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

OPEN TEST-FIT

# ENTIRE 31<sup>ST</sup> FLOOR 22,087 RSF

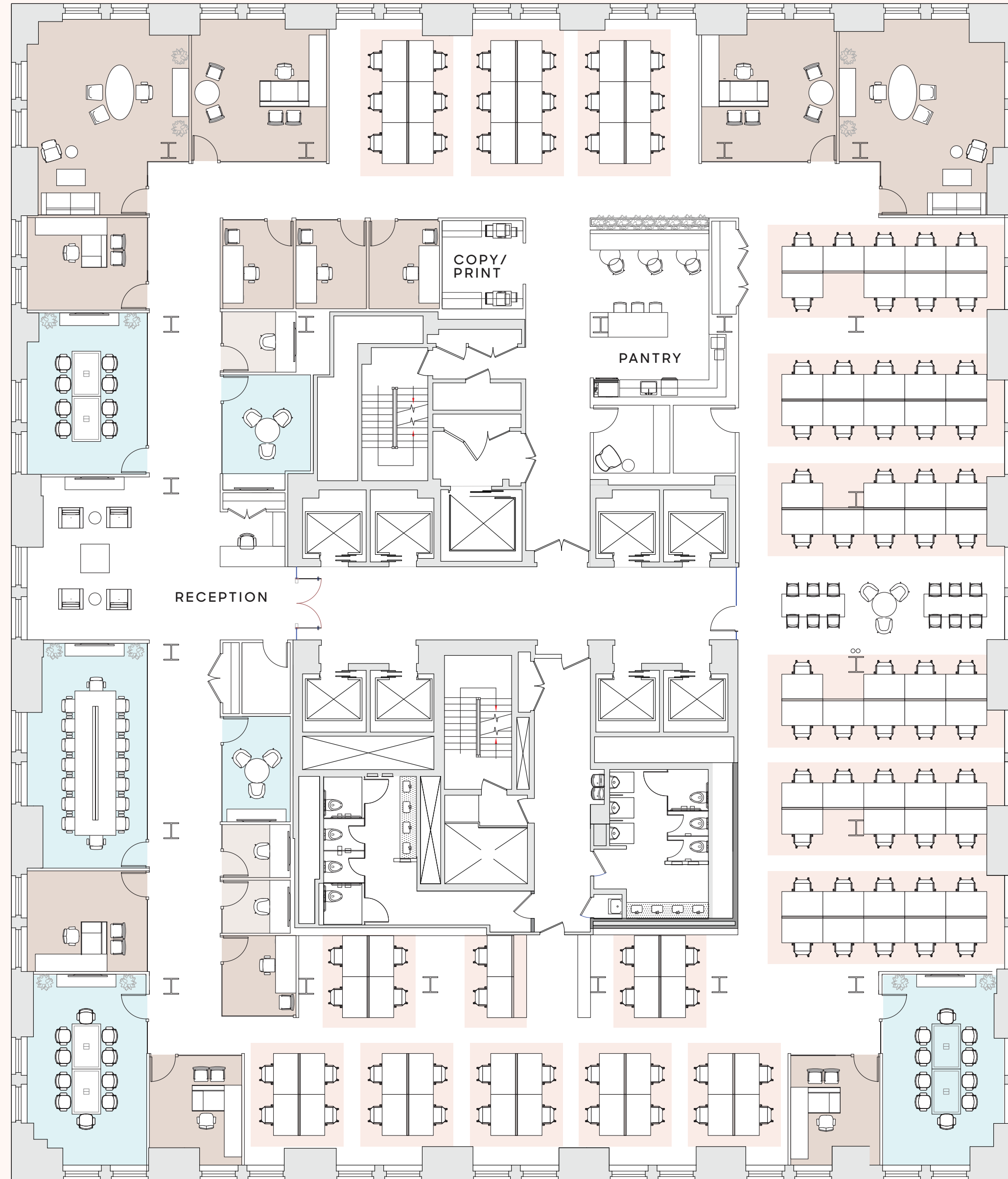
THE CROWN COLLECTION

WORKSTATIONS	104
PRIVATE OFFICES	12
CONFERENCE ROOM	1
LARGE MEETING ROOMS	2
SMALL MEETING ROOM	1
HUDDLE ROOM	2
PHONE ROOM	3
PANTRY	1
COPY/PRINT ROOM	1
STORAGE/IT ROOM	1
COAT CLOSETS	2
RECEPTION	1
<b>TOTAL</b>	<b>116</b>

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE



PRIVATE DRIVE

45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

CORE & SHELL

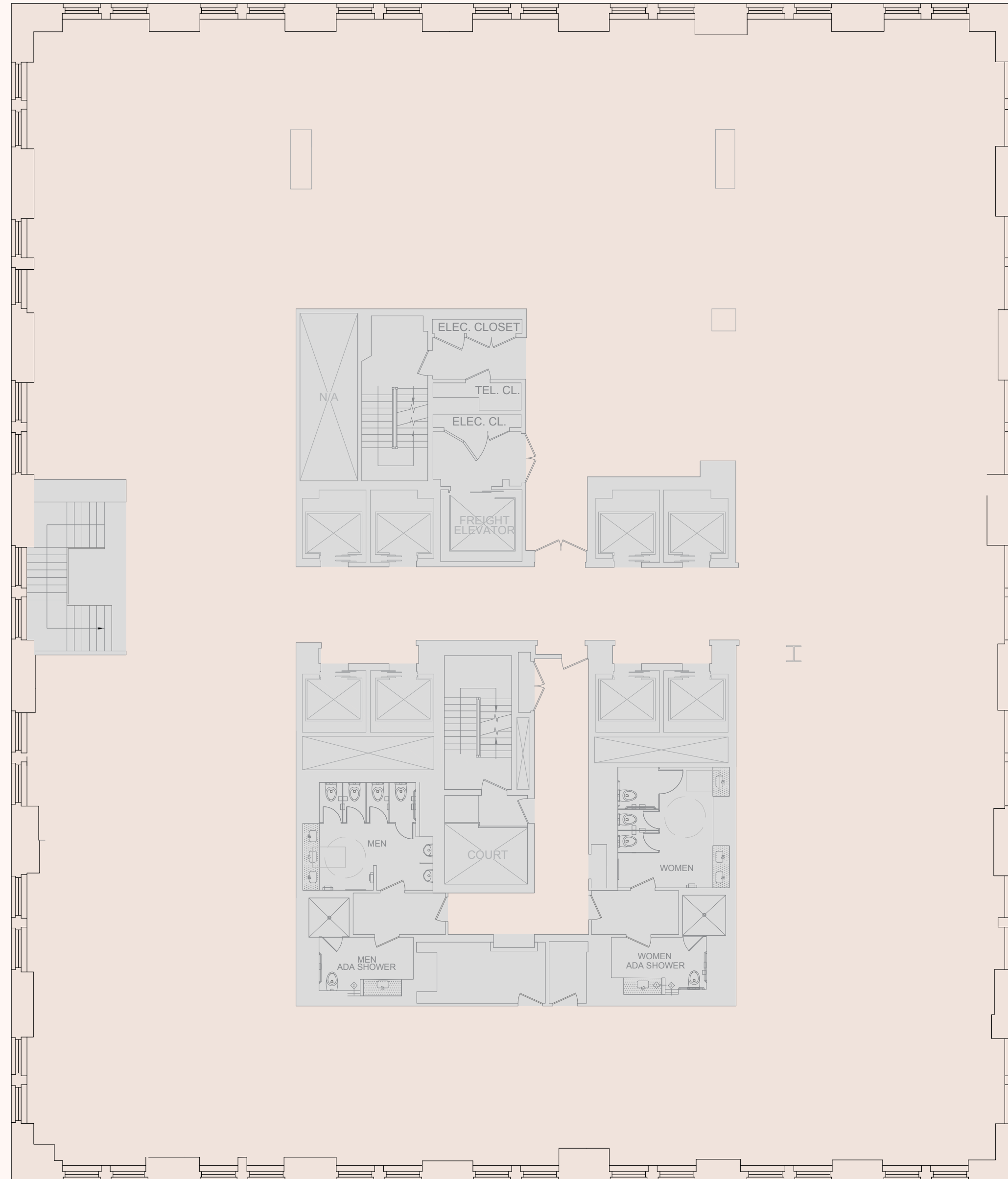
# ENTIRE 32<sup>ND</sup> FLOOR 21,904 RSF

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

OFFICE-INTENSIVE TEST-FIT

# ENTIRE 32<sup>ND</sup> FLOOR 21,904 RSF

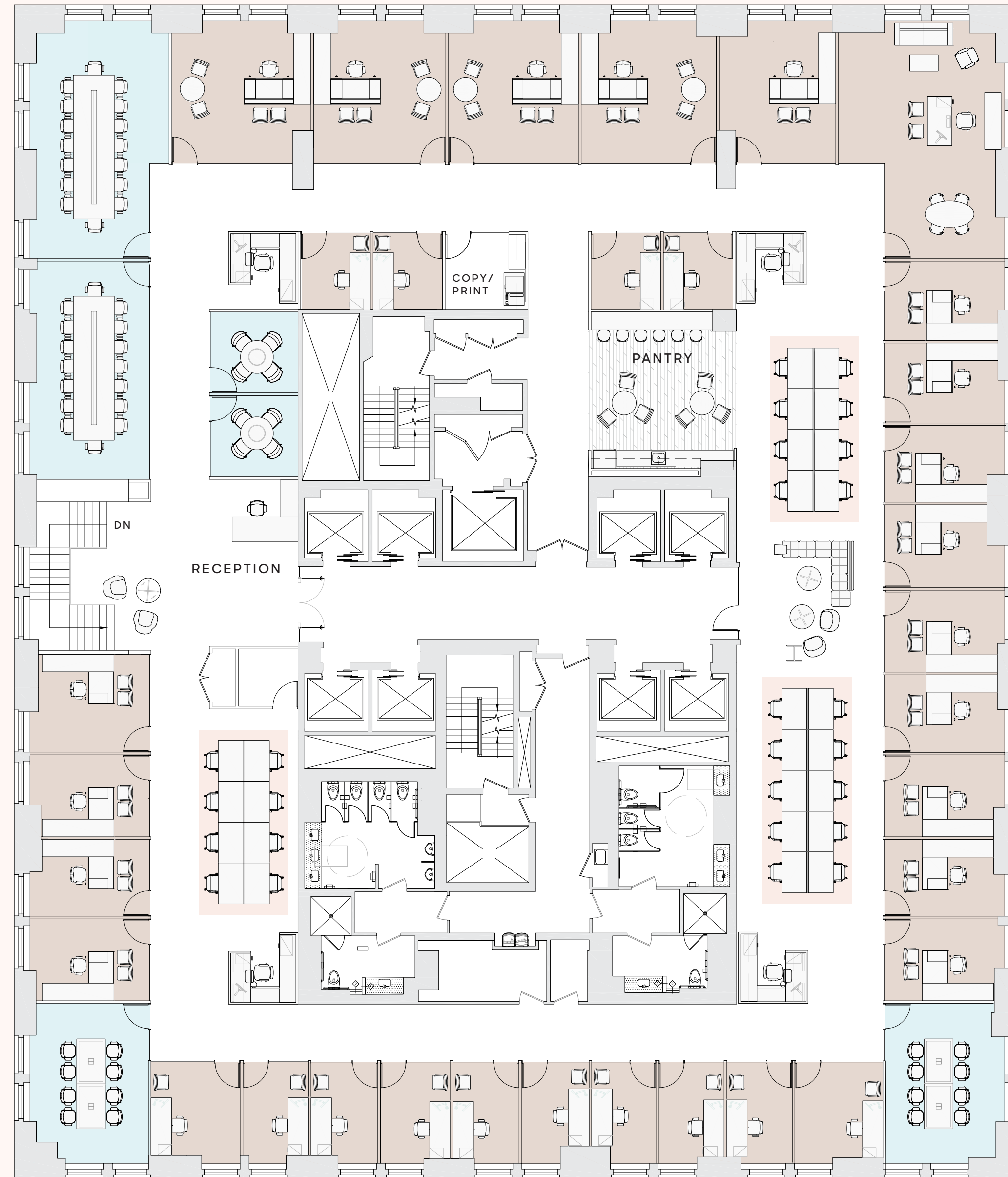
THE CROWN COLLECTION

WORKSTATIONS	30
PRIVATE OFFICES	37
CONFERENCE ROOMS	2
SMALL MEETING ROOMS	4
STORAGE/IT ROOM	1
PANTRY	1
COPY AREAS	2
TOTAL	67

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE



PRIVATE DRIVE

45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

OPEN TEST-FIT

# ENTIRE 32<sup>ND</sup> FLOOR 21,904 RSF

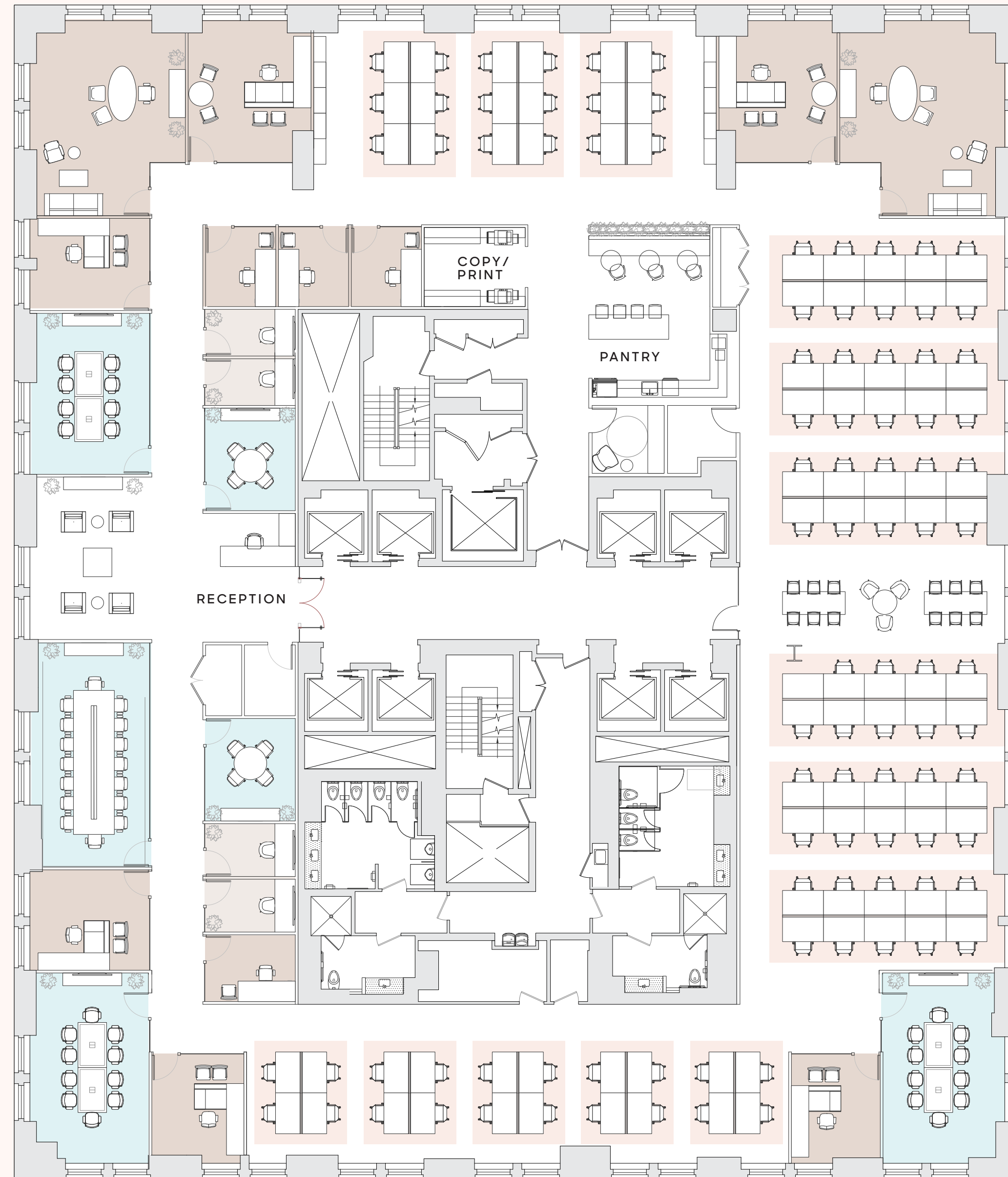
THE CROWN COLLECTION

● WORKSTATIONS	97
● PRIVATE OFFICES	12
● CONFERENCE ROOMS	1
● LARGE MEETING ROOMS	2
● SMALL MEETING ROOM	1
● HUDDLE ROOMS	2
● PHONE ROOMS	4
● STORAGE/IT ROOM	1
● PANTRY	1
● COPY/PRINT ROOM	1
● COAT CLOSETS	2
● RECEPTION	1
TOTAL	109

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE



PRIVATE DRIVE

45<sup>TH</sup> STREET



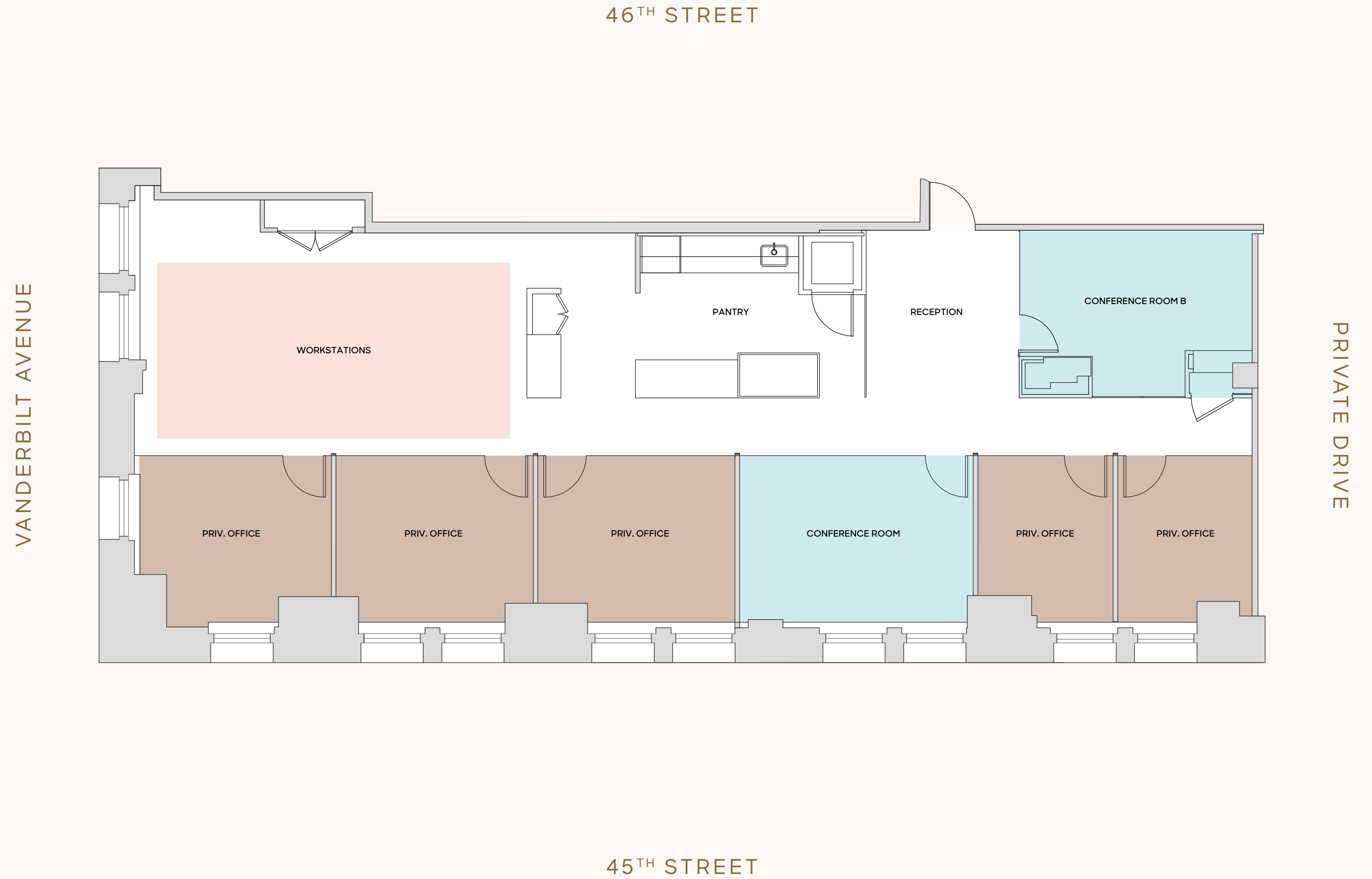
AVAILABLE IMMEDIATELY

230 | PARK

AS-BUILT

# ENTIRE 33<sup>RD</sup> FLOOR 4,260 RSF

THE CROWN COLLECTION



AVAILABLE IMMEDIATELY

CORE & SHELL

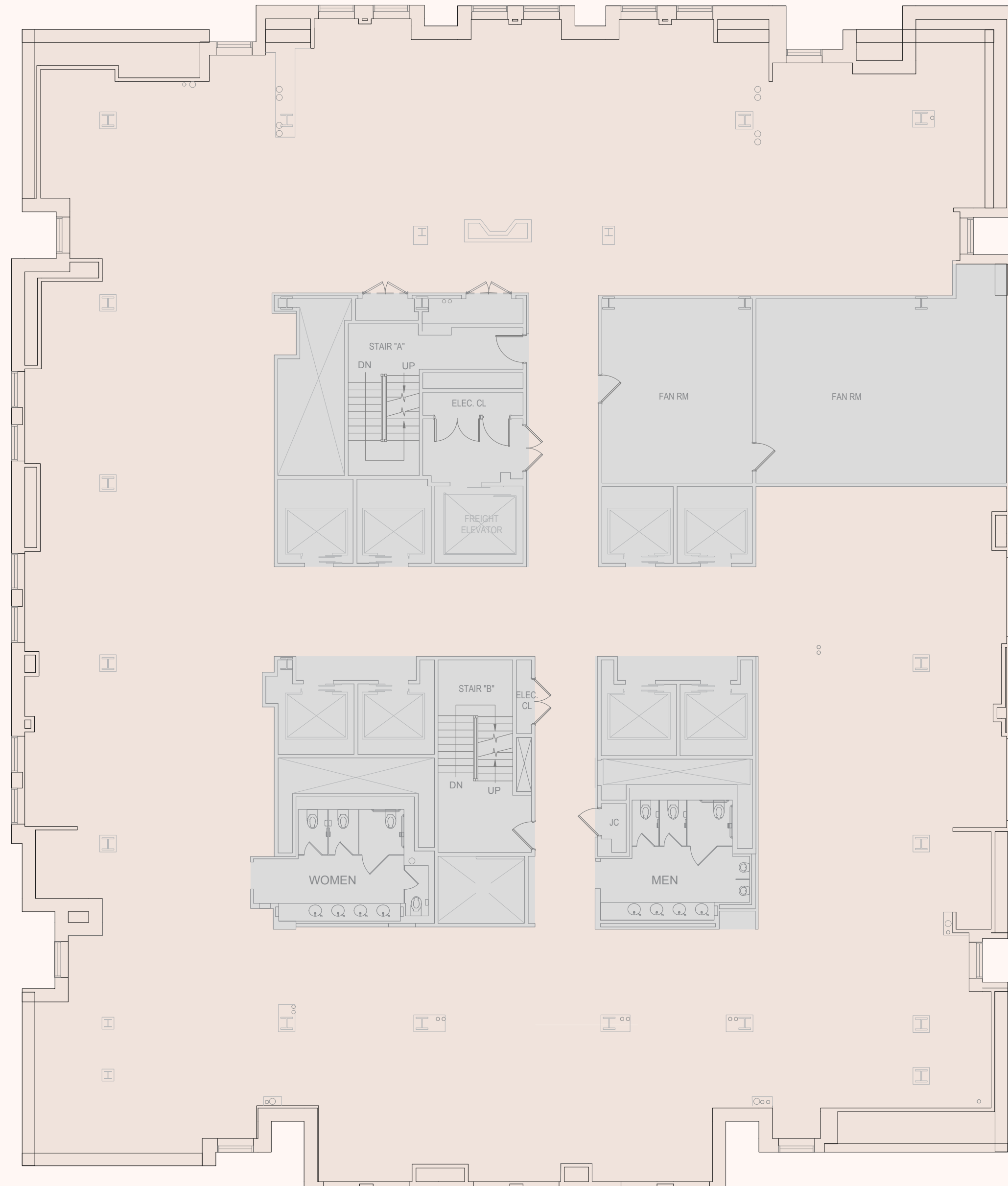
# ENTIRE 34<sup>TH</sup> FLOOR 16,902 RSF

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45<sup>TH</sup> STREET



AVAILABLE IMMEDIATELY

PROPOSED TEST-FIT

# ENTIRE 34<sup>TH</sup> FLOOR 16,902 RSF

THE CROWN COLLECTION

46<sup>TH</sup> STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45<sup>TH</sup> STREET

WORKSTATIONS	63
PRIVATE OFFICES	2
CONFERENCE ROOM	1
HUDDLE ROOMS	4
PANTRY	2
COPY/PRINT ROOM	1
TOTAL	65



THE CROWN OF PARK AVENUE

THE CROWN OF PARK AVENUE

230 | PARK

## CONTACT

### RXR

**ANDREW ACKERMAN**  
AACKERMAN@RXR.COM  
212.444.3821

**WALTER ROONEY**  
WROONEY@RXR.COM  
212.715.6122

### NEWMARK

**SCOTT KLAU**  
SCOTT.KLAU@NMRK.COM  
212.372.2244

**BRIAN WATERMAN**  
BRIAN.WATERMAN@NMRK.COM  
212.372.2299

**ERIK HARRIS**  
ERIK.HARRIS@NMRK.COM  
212.372.2015

**ZACHARY WEIL**  
ZACHARY.WEIL@NMRK.COM  
646.441.3744

**COLE H. GENDELS**  
COLE.GENDELS@NMRK.COM  
212.850.5443

230PARKAVENUE.COM