



PARK AVE

# TIMELESS DESIGN, INSPIRED FOR TODAY

99 Park Avenue is reimagining the modern workplace with a sophisticated, stylish and functional redesign. The building will feature a light-filled lobby that sets a welcoming tone, and the exclusive amenity center will offer spaces for tenants to be engaged, energized and entertained.

Prime Location Steps from  
Grand Central

Reimagined Lobby &  
Welcome Experience

Tenant Exclusive Amenity Center  
with Conference Room,  
Golf Simulator & Speakeasy



FULLY RENOVATED LOBBY



# PARK AVENUE ELEGANCE, REDEFINED



# WHERE STYLE AND WORK FIND HARMONY

Up to 125,000+ SF Available

Private Entrance Opportunity

Fully Modernized Elevators

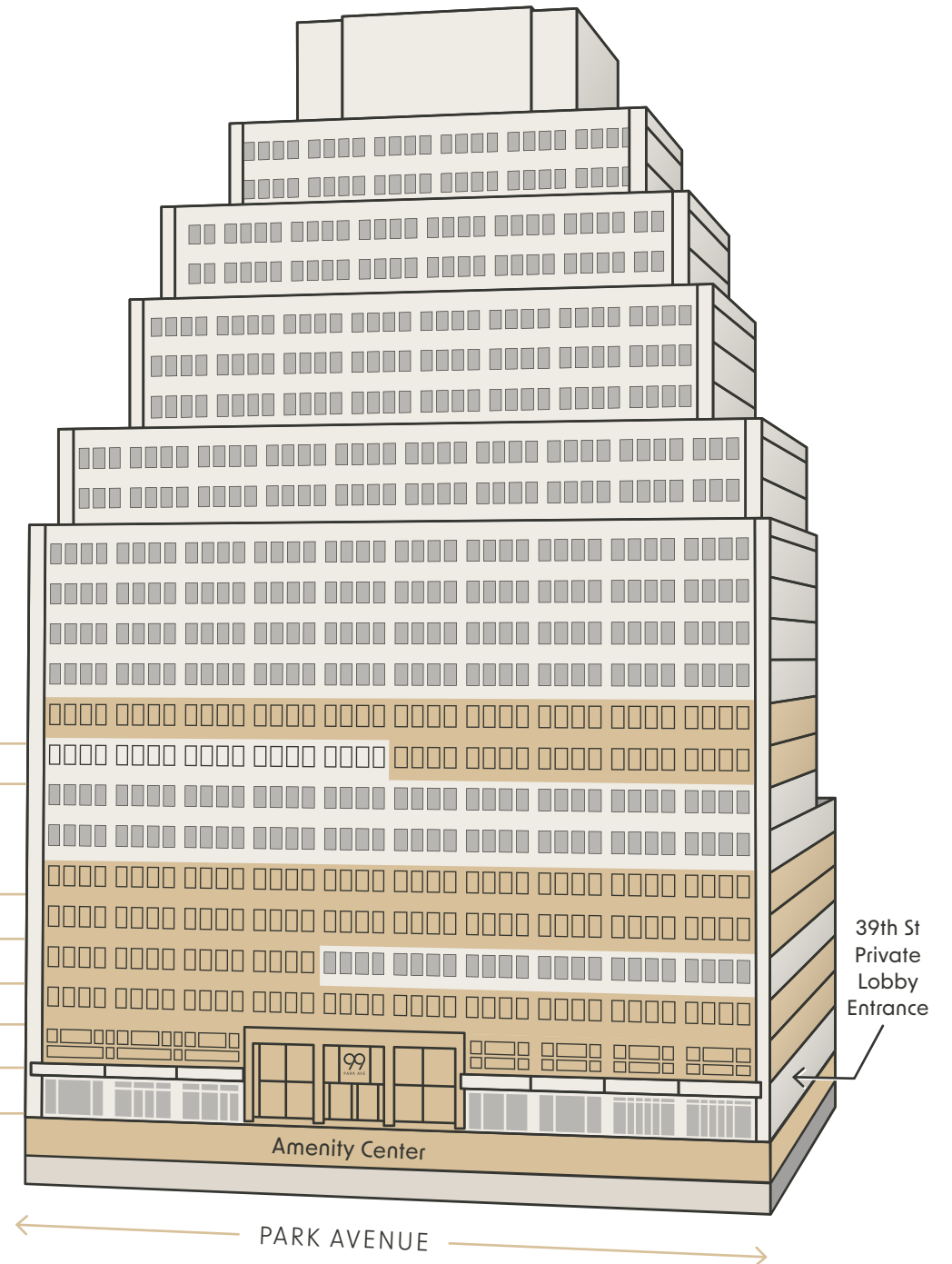
On-Site Parking Garage

New Tenant Amenity Center Underway

State-of-the-Art Fitness Center

Flexibility & Opportunity  
for Staged Growth

Floor	SF	Suite
10	28,897	10th Floor
9	16,393	910
6	31,663	6th Floor
5	31,616	5th Floor
4	12,545	410
3	15,459	3rd Floor
2	30,135	2nd Floor
Private Lobby	2,116	Ground Floor



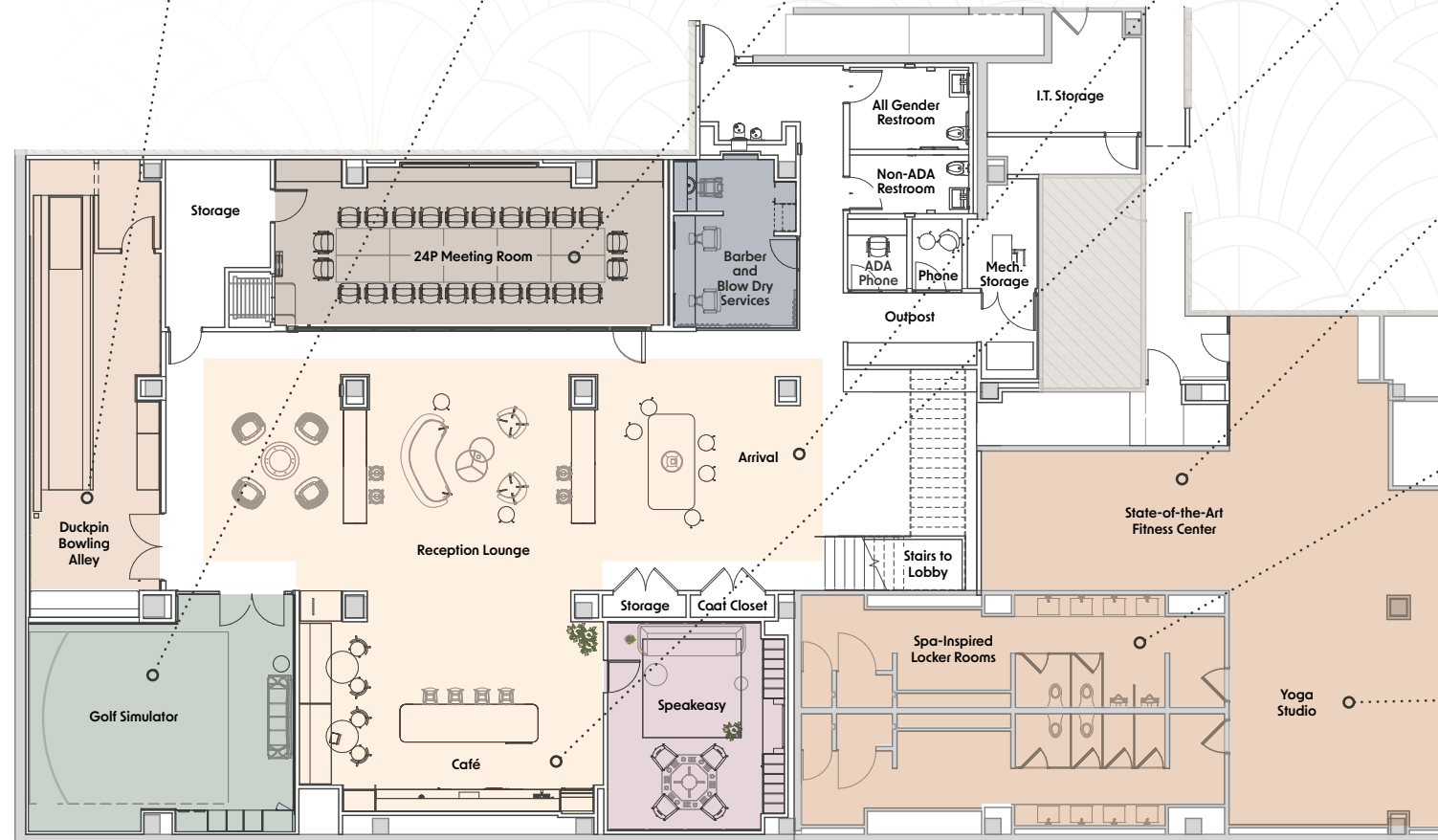
2ND FLOOR OVERLOOKING  
GRAND CENTRAL TERMINAL



# AMENITIES THAT ARE THE BALANCE BETWEEN BUSINESS AND LEISURE



- Reception Lounge / Café
- 24 Person Meeting Room
- Speakeasy
- Barber & Blow Dry Services
- Duckpin Bowling Alley
- Golf Simulator
- State-of-the-Art Fitness Center, Yoga Studio & Spa-Inspired Locker Rooms



# AMENITY LOUNGE





A PLACE TO RECENTER,  
TO ENERGIZE, TO RELAX,  
TO SOCIALIZE—THE  
AMENITIES AT 99 PARK  
ARE A STEP ABOVE.



# CAFÉ



24 PERSON MEETING ROOM

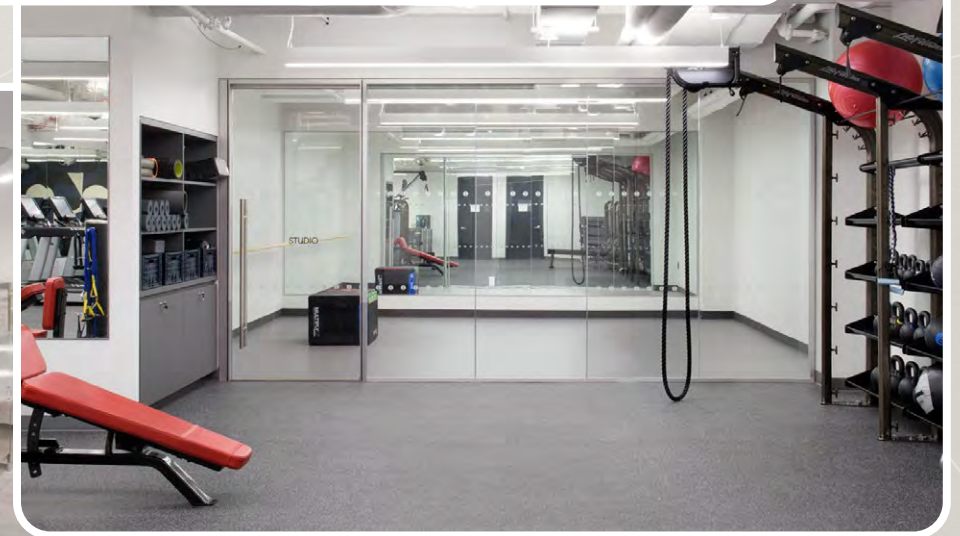


# A NEW WORKDAY ROUTINE

State-of-the-Art Fitness Center  
with Monthly Programming

Yoga Studio

Spa-Inspired Locker Rooms



# CENTRALLY LOCATED, CENTRALLY GRAND

The surrounding area is rich with diverse options for dining, relaxation, and entertainment, making 99 Park an ideal location to enjoy the best of what New York City has to offer.

Grand Central Terminal

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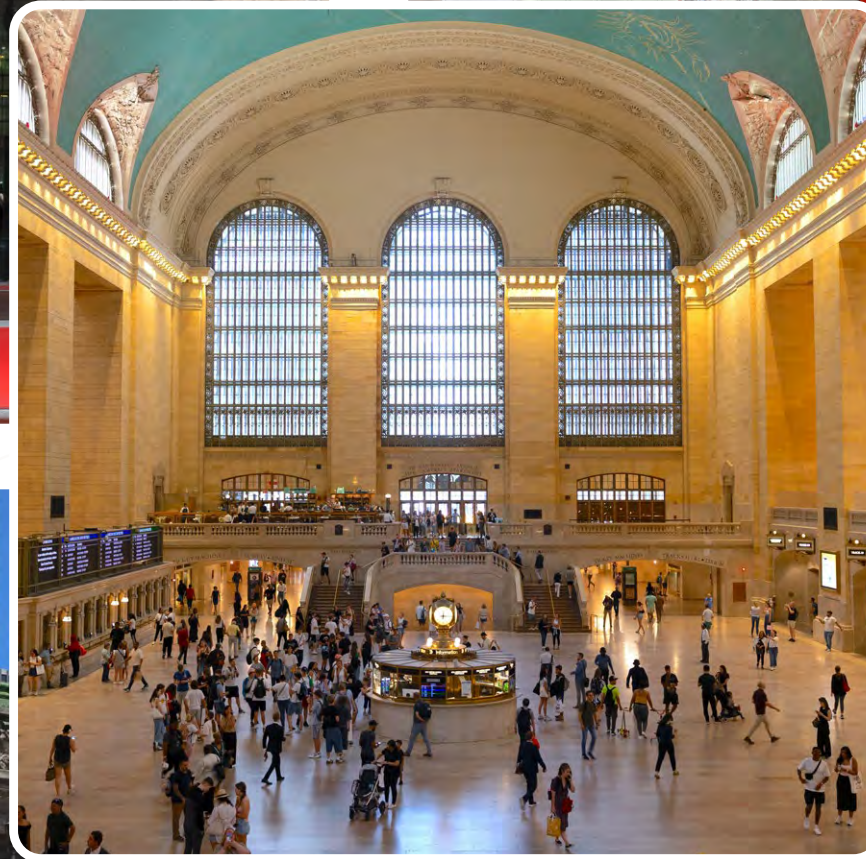
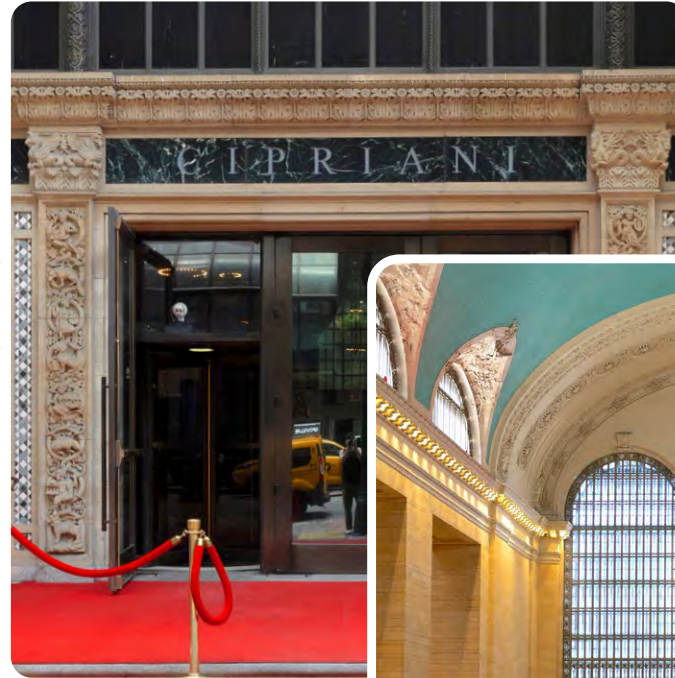
Bryant Park

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Pershing Square

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NY Public Library



# ACCESSIBILITY MEETS CONVENIENCE

## NEIGHBORHOOD

**01 MIN** 12 Coffee Shops  
20 Fast-Casual Lunch Spots  
17 Sit-Down Restaurants  
6 Hotels

**03 MINS** 3 Fitness Centers




**05 MINS** Bryant Park

## TRANSIT

**15 SECS** Citi Bike 

**01 MIN** Grand Central    
**4 5 6 S**

**05 MINS** **B D F M**

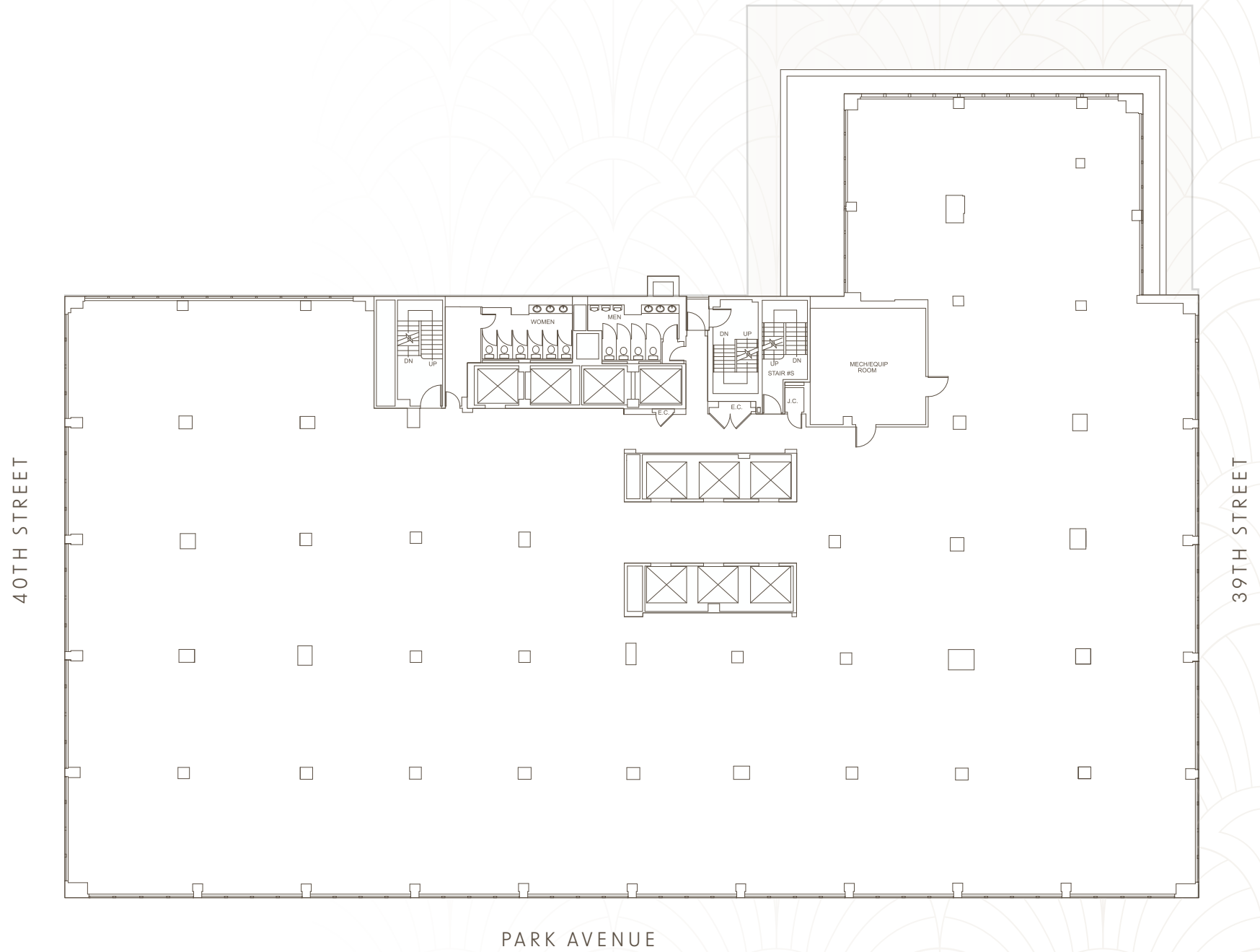
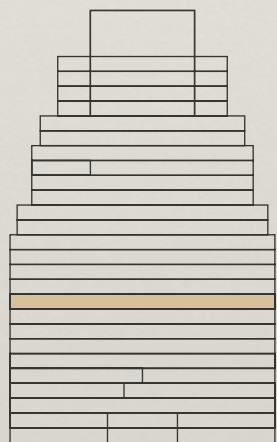
**12 MINS** Port Authority NY NJ   
Penn Station   
34th Street Ferry 



# 10TH FLOOR

Core + Shell

28,897 SF

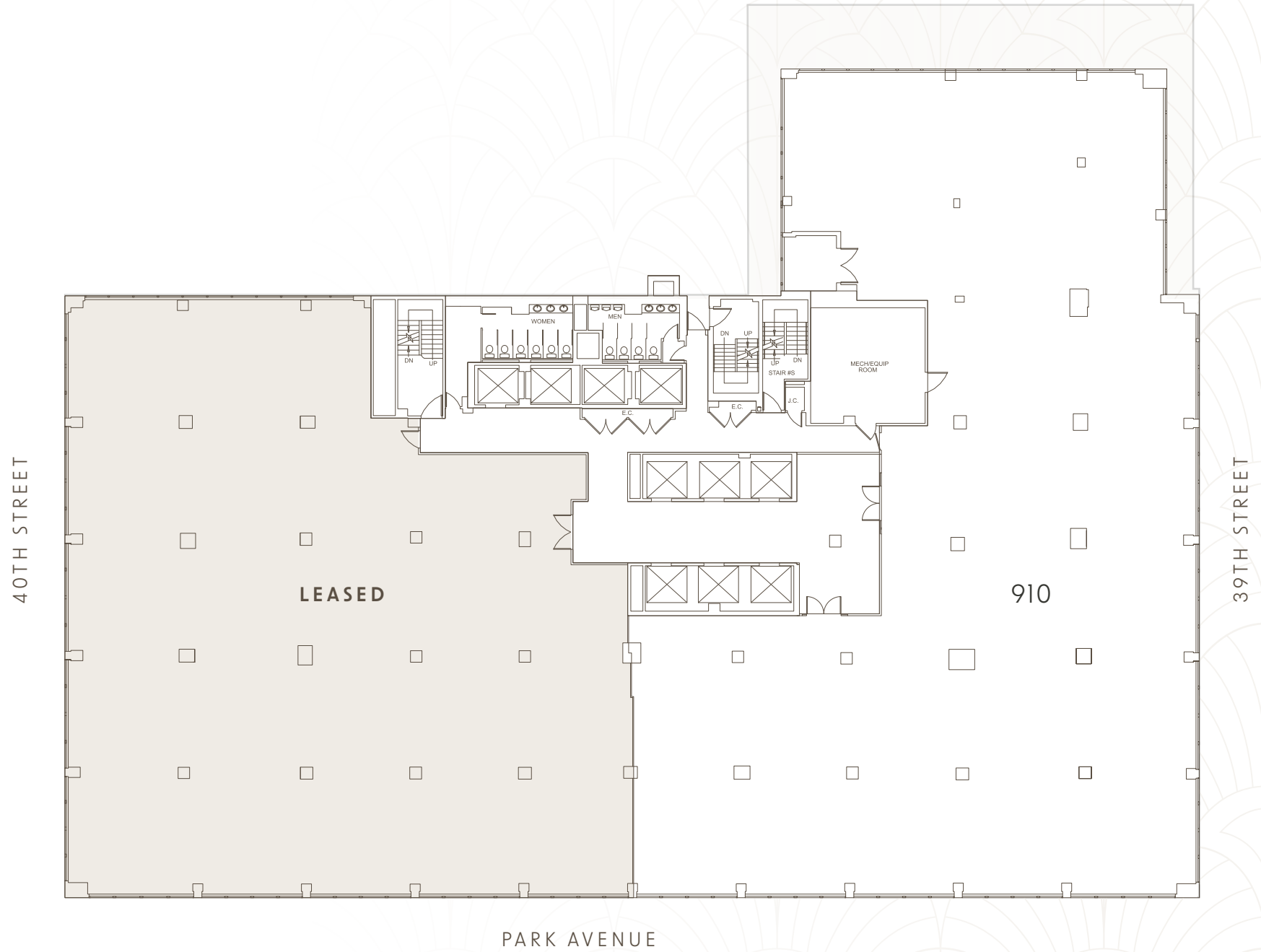
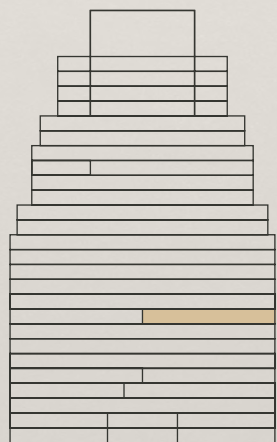


# 9TH FLOOR

Core + Shell

16,393 SF

Suite 910

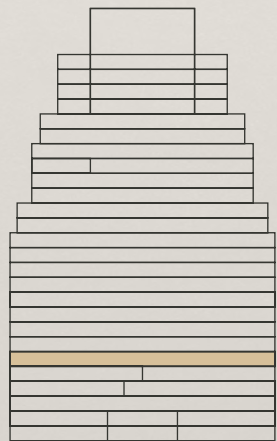




# 6TH FLOOR

Core + Shell

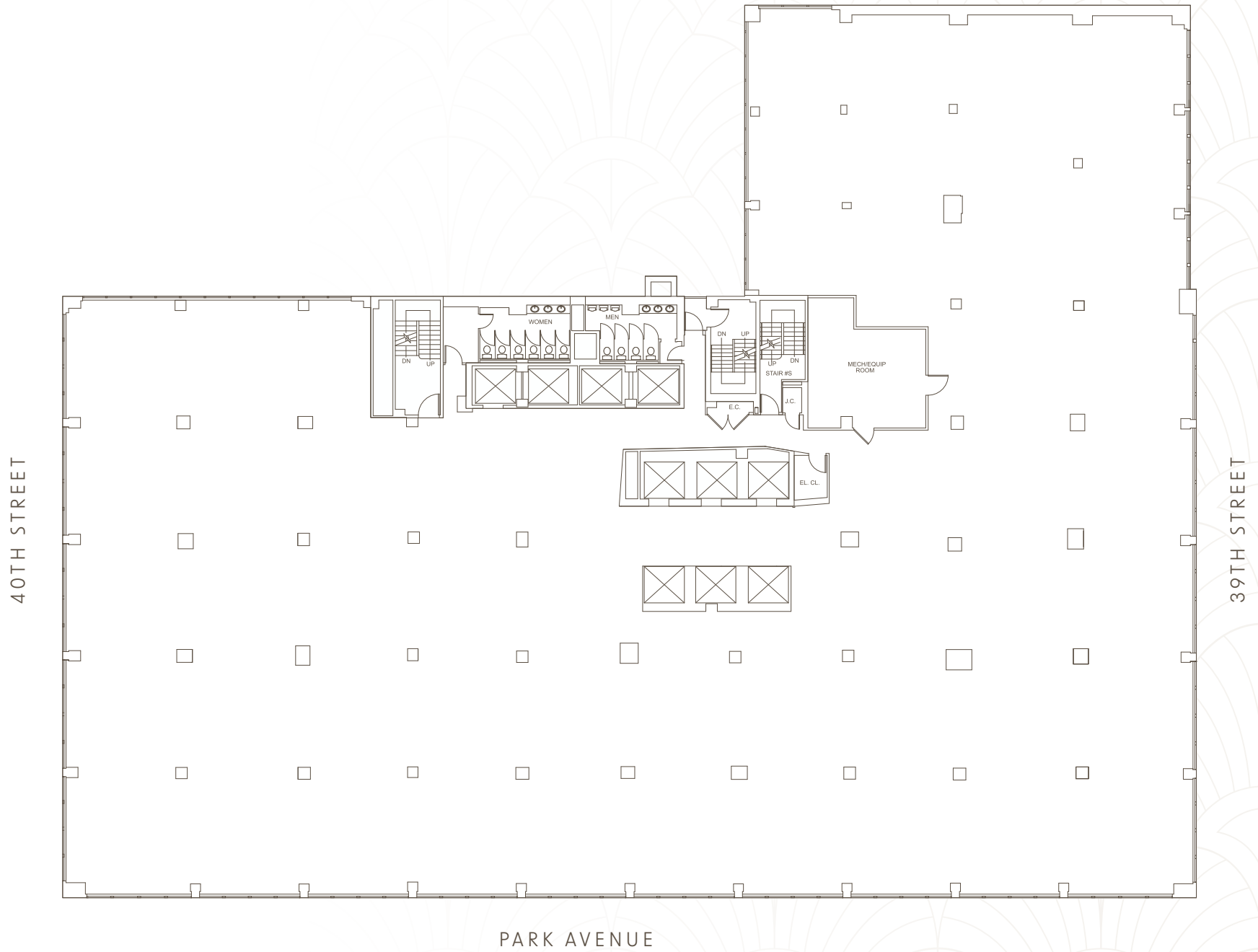
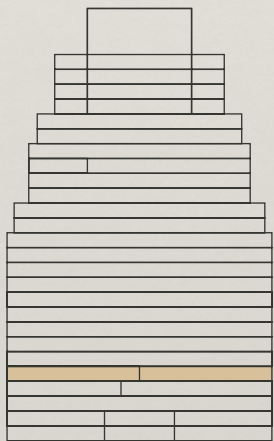
31,663 SF



# 5TH FLOOR

Core + Shell

31,616 SF

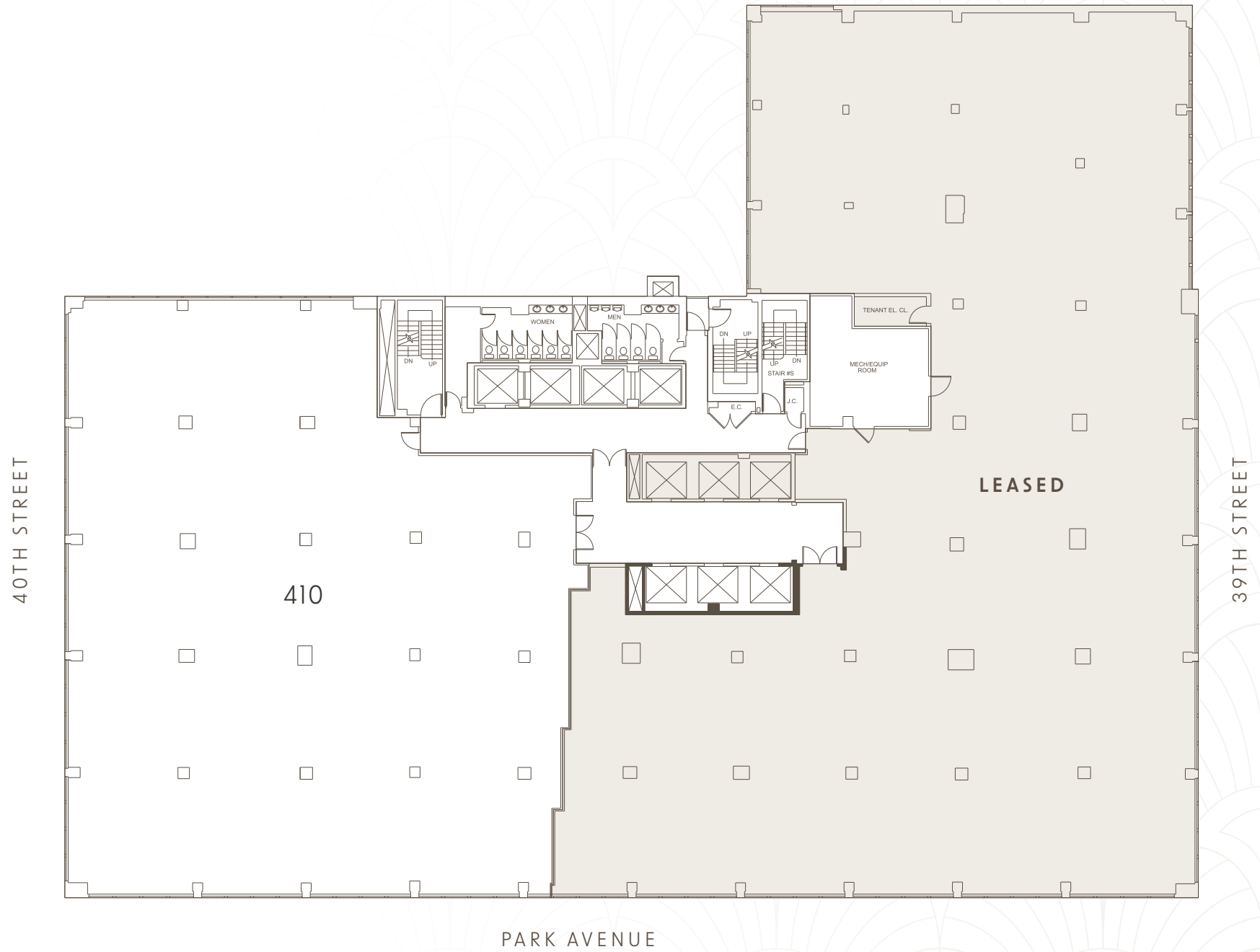
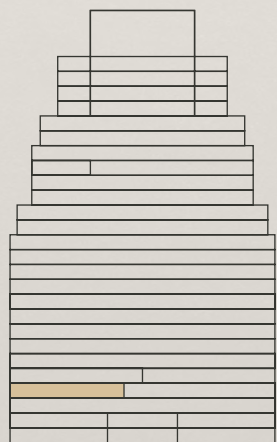


# 4TH FLOOR

Core + Shell

12,545 SF

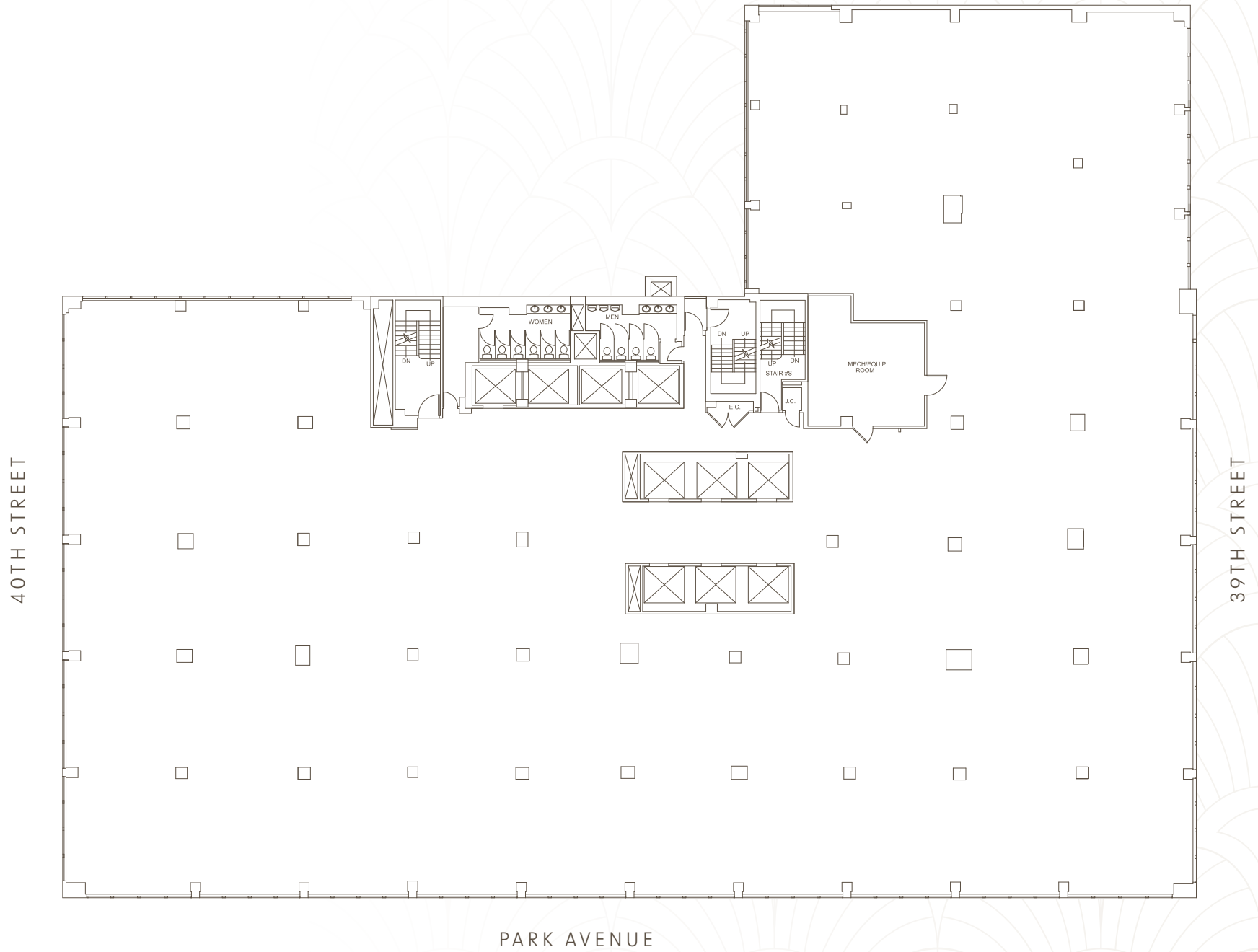
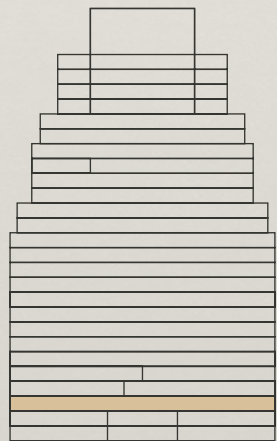
Suite 410



# 3RD FLOOR

Core + Shell

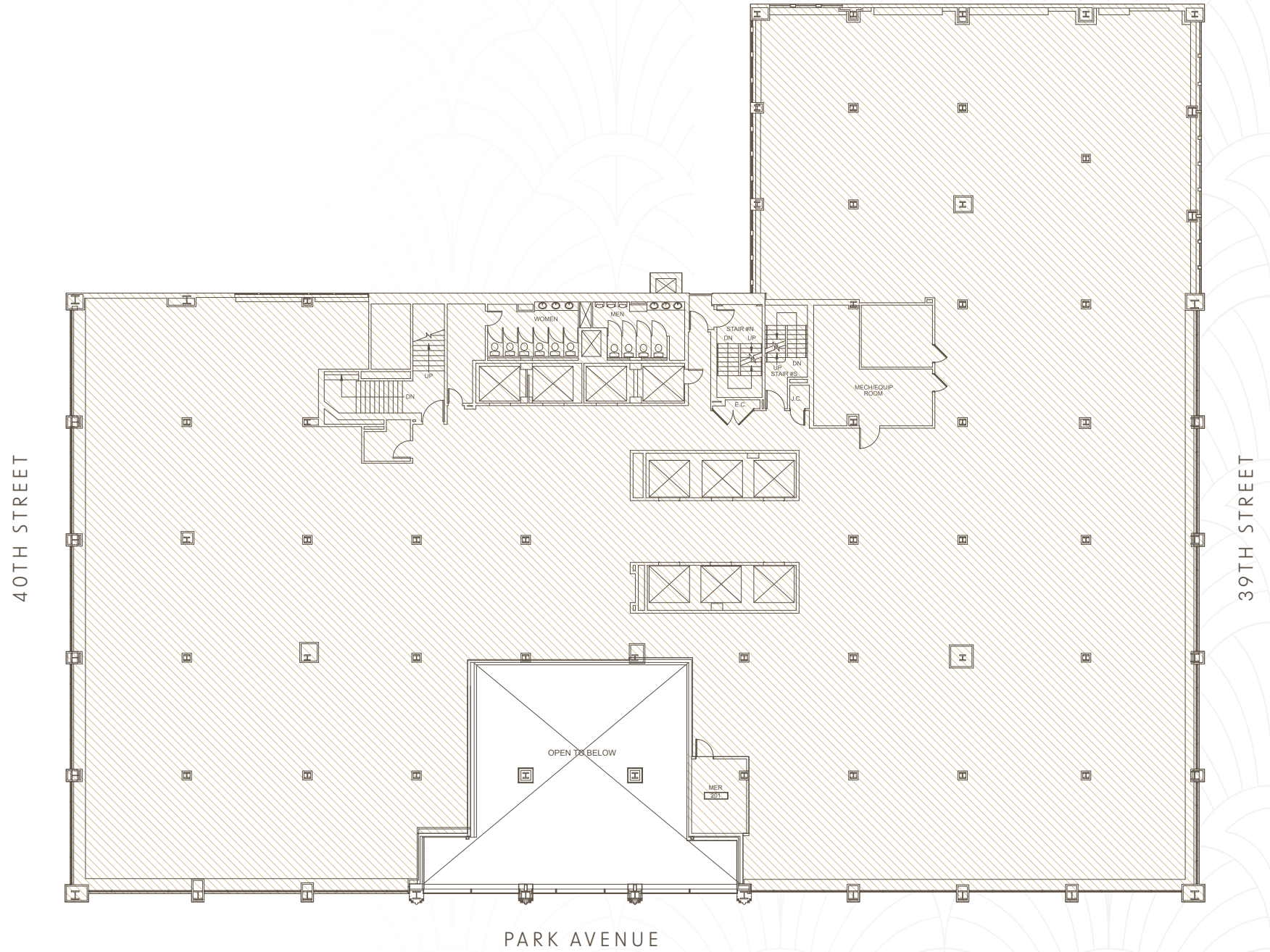
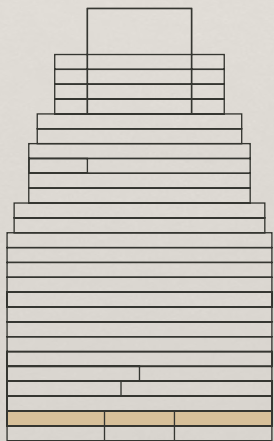
15,459 SF



# 2ND FLOOR

Core + Shell

30,135 SF



# 39TH ST PRIVATE LOBBY





NEW YORK, NY 10016

## LEASING CONTACTS

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