

History & Artistry

470
PARK
AVE
SOUTH



470 Park Avenue South is a building refocused, redesigned and reimagined for tomorrow. Here historical charm and modern amenity come together to create an environment where standards are elevated. Centrally positioned in booming Midtown South and with views of Grand Central and the Chrysler Building, it embraces what's next while keeping the spirit of old New York burning. A place of constant renaissance, 470 Park Avenue South is for those with uncompromisingly high expectations.



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A Legacy of Craftsmanship

With its distinctive pre-war architecture and reimagined interiors, the century-old 470 Park Avenue South blends past and present to forge an energized vision for the city. Every moment is rich with attention to detail and style. Its two historic, loft-style towers together encompass over 300,000 RSF of office and retail space on one city block, including 200 feet of frontage along Park Avenue South and East 31st and 32nd Streets. Modern finishes, abundant light and 10,000 SF to 20,000 SF boutique floor plates create an exceptional working environment.



Delight in the Details

Inaugurated in 1912 and 1925, 470 Park Avenue South underwent extensive centennial renovations in the past decade. A new lobby by leading NYC interior design firm Studios Architecture incorporates a striking insulated glass façade, along with a stone feature wall and complementary design notes throughout. Additional enhancements include building and systems upgrades such as elevator modernization, roof renewal, updates to tenant spaces and Energy Star status.

The lobby features high-end finishes including:

- 24/7 attended lobby security
- New black oxidized stainless steel enclosure and panels
- Stone reception desk and feature wall
- Stone and glass wall finishes in reception and lobby areas
- New elevator cab and frame finishes
- New mechanical systems with supply air wall diffusers



The Club at 470

The Greenwall



The Fire Pit



The Espresso Bar



The Parlor

Further enhancing its sweeping updates, 470 Park Avenue South is newly appointed with a number of exclusive amenities that only intensify its appeal. A ground-floor cafe, upscale espresso bar and open-air fire pit provide purposeful places to meet, greet and unwind. With completion planned for the end of 2019, The Club at 470 Park Avenue South will incorporate a contemporary hospitality-infused approach to modern working.

An Upscale Blend

The Espresso Bar showcases a collaborative-style standing counter area in a contemporary cafe-inspired setting ideal for meetings, coworking or a quick coffee break.



A Cool Hideaway

Effortlessly elevating after-hours gatherings, the Fire Pit incorporates a stone-ringed centerpiece set amid a lushly landscaped outdoor terrace space framed by towering red brick.



A Higher Threshold

Making the entrance to the Club at 470, The Parlor combines soft lounge seating, a wall-mounted screen for presentations and viewings, and a suspended sculpture lit from above. Separated from the gaming area and Espresso Bar by floor-to-ceiling glass, it's ideal for greeting clients.



An Exclusive Skyline

The Rooftop Terrace is a private nature-framed outdoor space featuring a bar and fire pit, and incredible skyline views. The Terrace is a great space to unwind after work, host an event, or network with colleagues. This space can be crafted to meet your company's needs and specs.



A Midtown South Story

At the heart of entrepreneurial Silicon Alley, 470 Park Avenue South is at the center of it all. Madison Park, boutique residential and hotel options and countless conveniences all support a thriving local community. Just steps away, Grand Central Terminal, Penn Station, the 33rd Street subway, the PATH and multiple bus lines bring the city within reach.



Upland



Felix Roasting Co.



The NoMad Hotel



Simon and The Whale



Marta



The Edition Hotel



Madison Square Park



Eataly

LOCATION

In Good Company

470
PARK
AVE
SOUTH

- 19. Cosme
- 20. ABC Cocina

RECREATION/FITNESS

- 21. Equinox
- 22. New York Sports Club
- 23. 305 Fitness
- 24. Solace New York
- 25. Tone House
- 26. Plush Fitness
- 27. Flywheel Sports NoMad
- 28. Barry's Bootcamp
- 29. Gramercy Park Pilates & Training Studio
- 30. SPIN New York
- 31. 24 Hour Fitness
- 32. Mendez Boxing
- 33. Crossfit NYC
- 34. Soulcycle NoMad
- 35. Planet Fitness

HOTELS

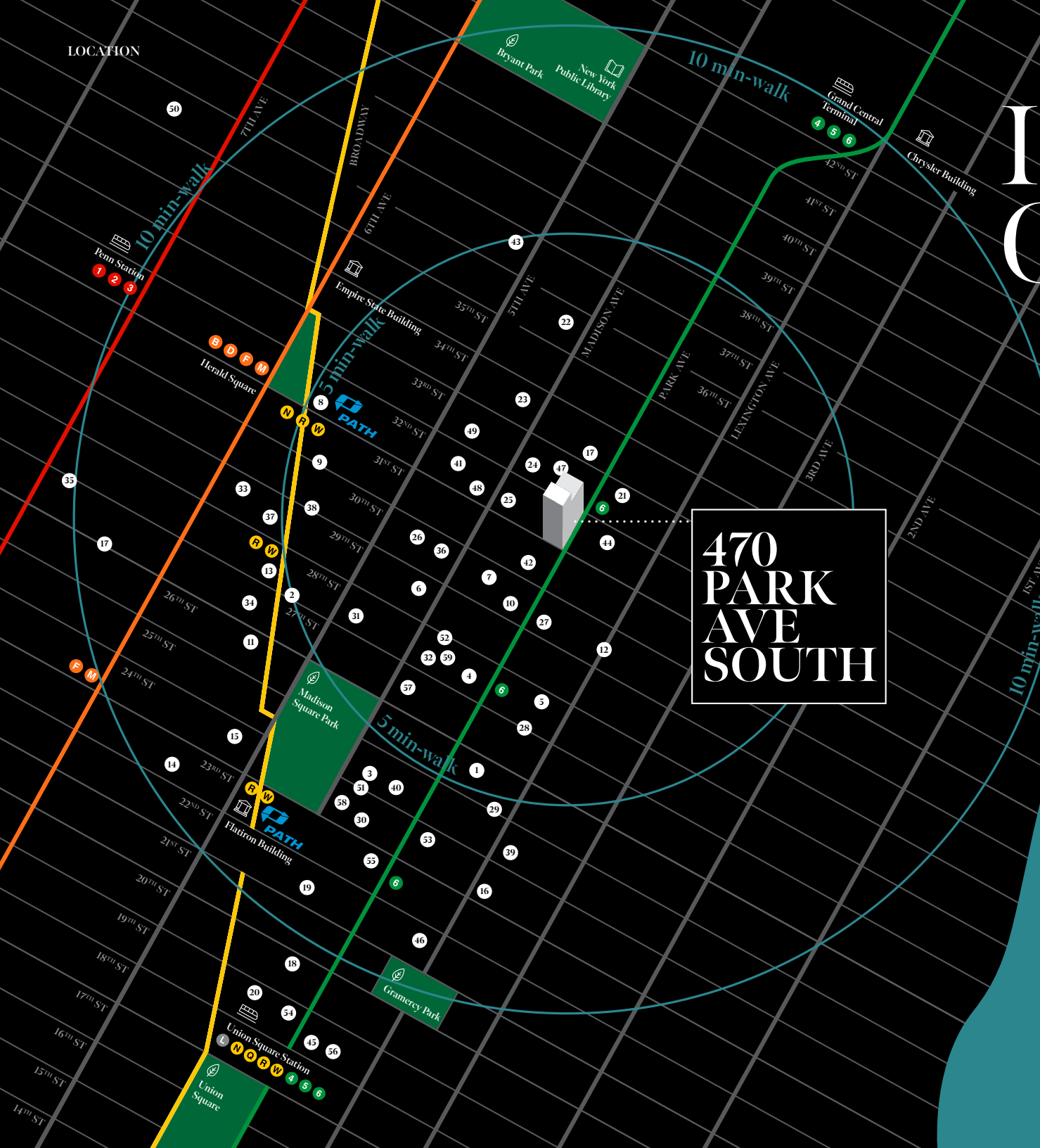
- 36. The James New York
- 37. The NoMad Hotel
- 38. ACE Hotel
- 39. Freehand
- 40. Edition
- 41. Arlo
- 42. Mondrian
- 43. Langham
- 44. Marmara Park Avenue
- 45. W New York
- 46. Gramercy Park Hotel
- 47. HGU
- 48. The Roger
- 49. The Avalon
- 50. Renaissance New York Midtown

RESTAURANTS

- 1. Upland
- 2. The Smith
- 3. Eleven Madison Park
- 4. Hillstone
- 5. Oya
- 6. Scarpetta
- 7. Marta
- 8. Gaonnuri
- 9. Woodpecker by David Burke
- 10. Churchill Tavern
- 11. La Pecora Bianca
- 12. Penelope
- 13. The NoMad Restaurant
- 14. Cote
- 15. Eataly
- 16. Simon and the Whale
- 17. The Ainsworth
- 18. Gramercy Tavern

CORPORATE NEIGHBORS

- 51. Yelp
- 52. Facebook
- 53. Oracle
- 54. Discovery
- 55. FanDuel
- 56. BuzzFeed
- 57. IBM
- 58. Yext
- 59. CBS Interactive



Moving in & up

17	9,780 SF
16	9,771 SF
15	9,752 SF
14	9,703 SF
12	9,936 SF
11	9,936 SF
10	9,936 SF
09	9,936 SF
08	9,936 SF
07	9,936 SF
06	9,936 SF
05	9,936 SF
04	9,936 SF
03	9,936 SF
02	9,936 SF
Mezzanine	2,222 SF
Ground Floor Retail	2,273 SF



12	10,427 SF
11	10,427 SF
10	10,427 SF
09	10,427 SF
08	10,427 SF
07	10,427 SF
06	10,427 SF
05	10,427 SF
04	10,427 SF
03	10,534 SF
02	10,569 SF
Mezzanine	3,795 SF

Pre-built to Impress

A lounge-style reception area features oak flooring, pendant beam lighting and a central open-plan design with seamless transitions into the main workspace.



A Place to Take Five

Taking its cues from cafe culture, the pantry area includes a marble countertop and island, high-end appliances and nature-inspired flooring, lighting and feature walls.



Tomorrow's Talking Point

The three perimeter conference rooms incorporate exposed brick, original blackened steel columns, linen stitch carpeting, colorful linear pendant lighting and black-paneled glass interior walls.



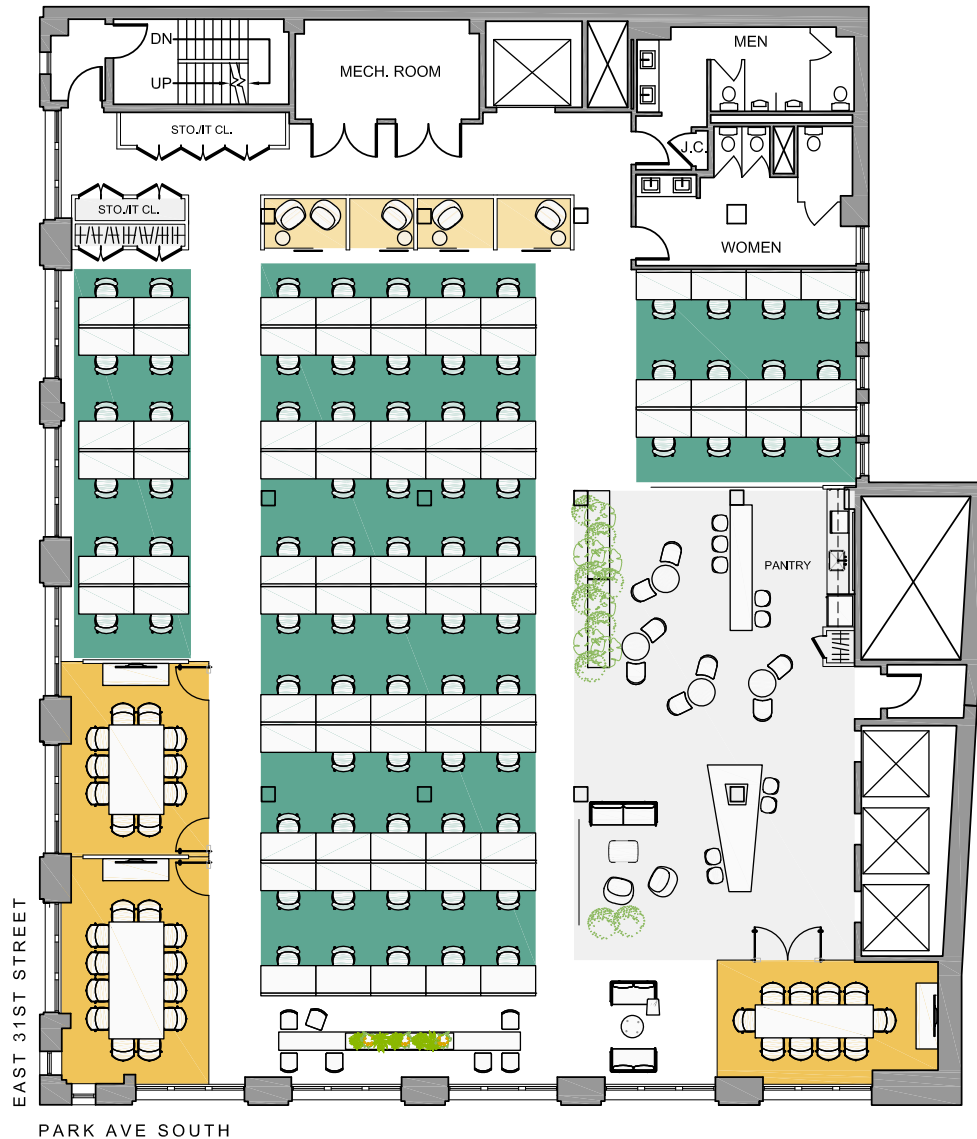
7th Floor Pre-built

9,936 RSF

WORKSPACE	SEATS
■ Benching	77
Total Head Count	77

COLLABORATIVE SPACE	
■ Conference (8 pp)	1
■ Conference (12 pp)	2
■ Phone Rooms	4

SUPPORT	
■ Pantry	1
■ Coat Closet	2
■ Copy Area	1



High-Density North Tower

~10,500 RSF

WORKSPACE SEATS

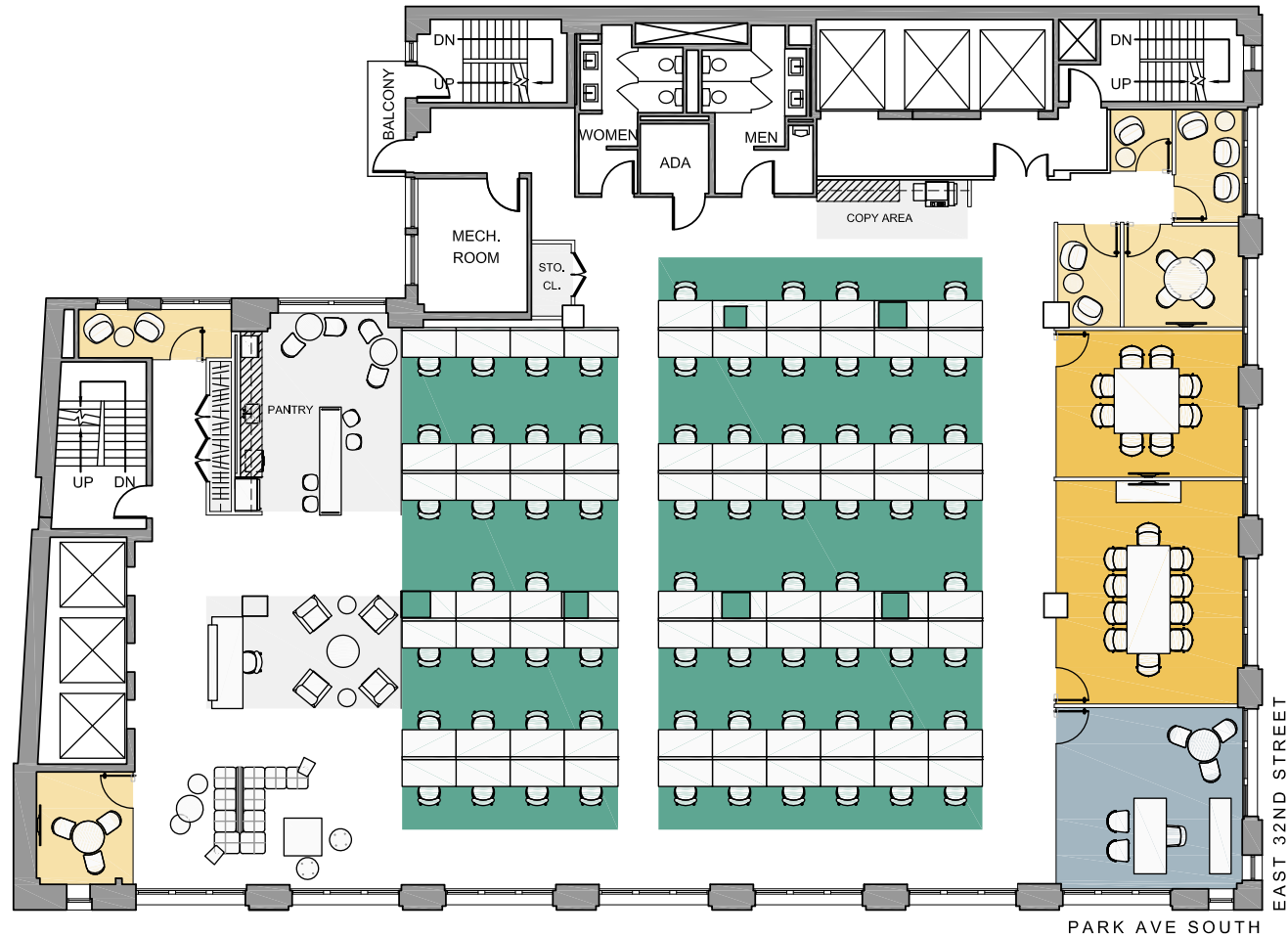
■ Executive Office	1
■ Benching	70
■ Reception	1
Total Head Count	72

COLLABORATIVE SPACE

■ Conference (10 pp)	1
■ Conference (8 pp)	1
■ Meeting Room	2
■ Phone Rooms	4

SUPPORT

■ Pantry	1
■ Coat Closet	1
■ Copy Area	1
■ STO. CL.	1



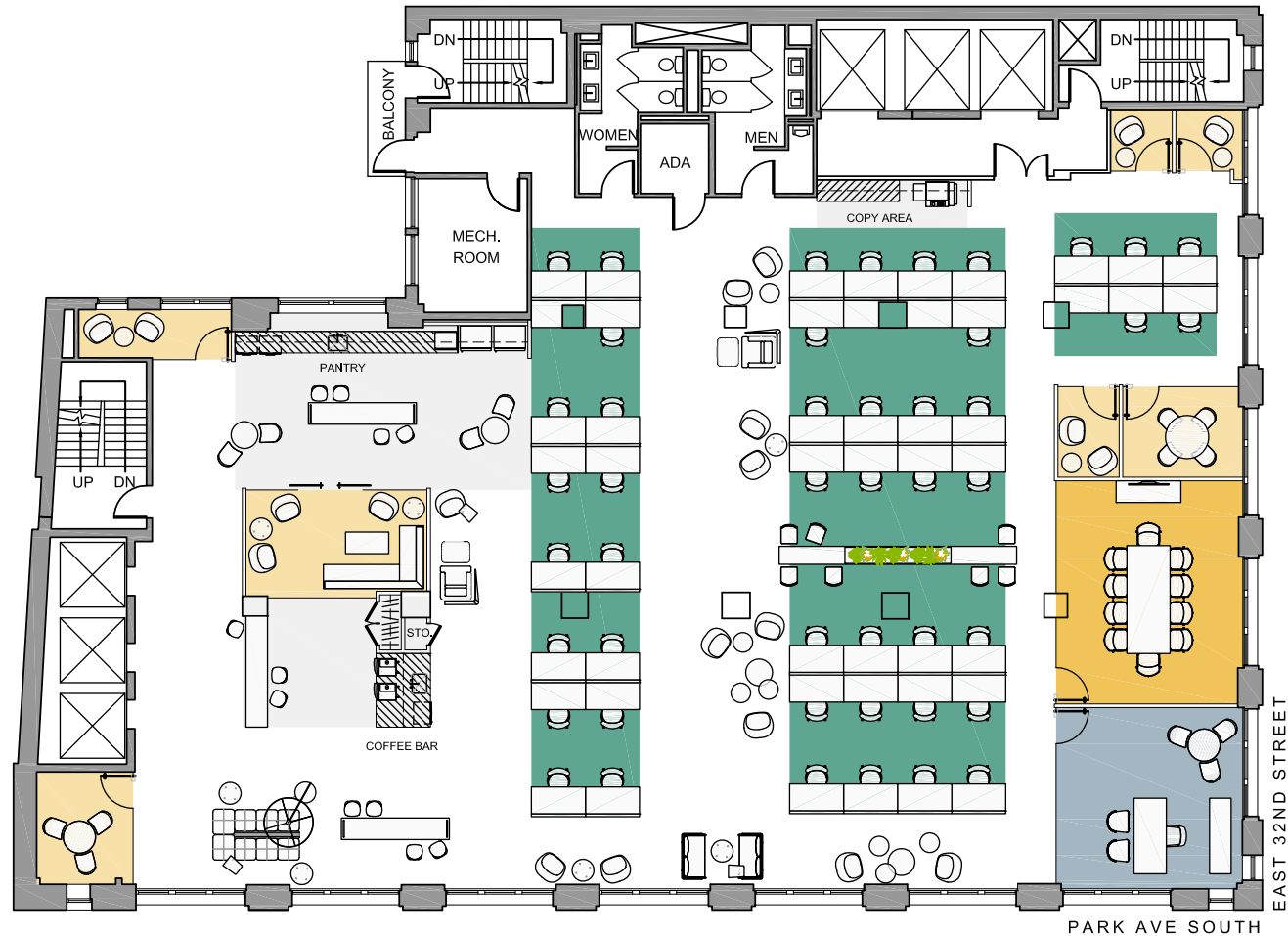
Creative North Tower

~10,500 RSF

WORKSPACE	SEATS
Executive Office	1
Benching	46
Total Head Count	47

COLLABORATIVE SPACE	
Conference (10 pp)	1
Meeting Room	3
Phone Rooms	4

SUPPORT	
Pantry	1
Coffee Bar	1
Coat Closet	1
Copy Area	1
STO. CL.	1



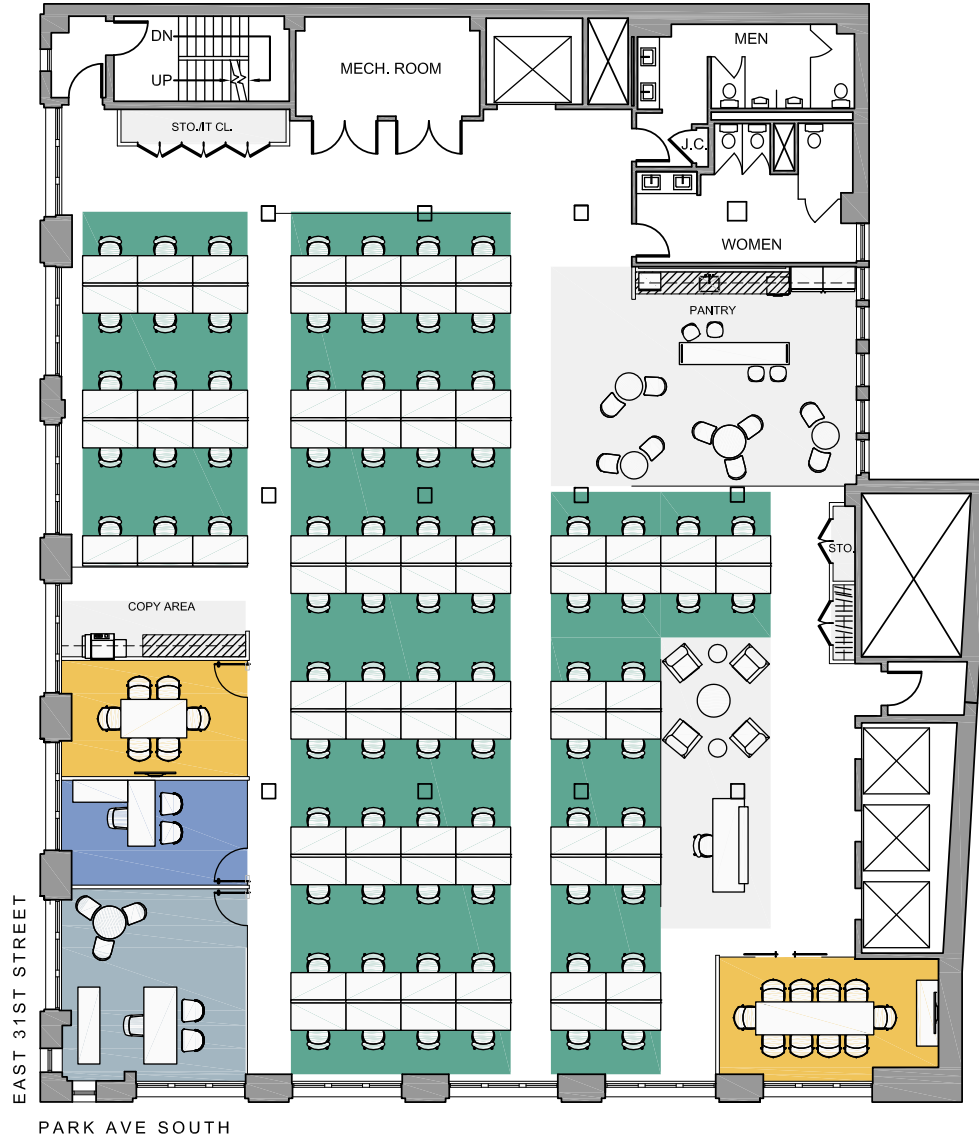
High-Density South Tower

~9,800 RSF

WORKSPACE	SEATS
Executive Office	1
Private Office	1
Benching	83
Reception	1
Total Head Count	86

COLLABORATIVE SPACE	
Conference (10 pp)	1
Conference (6 pp)	1

SUPPORT	
Pantry	1
Coat Closet	1
Copy Area	2
STO. CL.	1
STO./IT CL.	1



Creative South Tower

~9,800 RSF

WORKSPACE SEATS

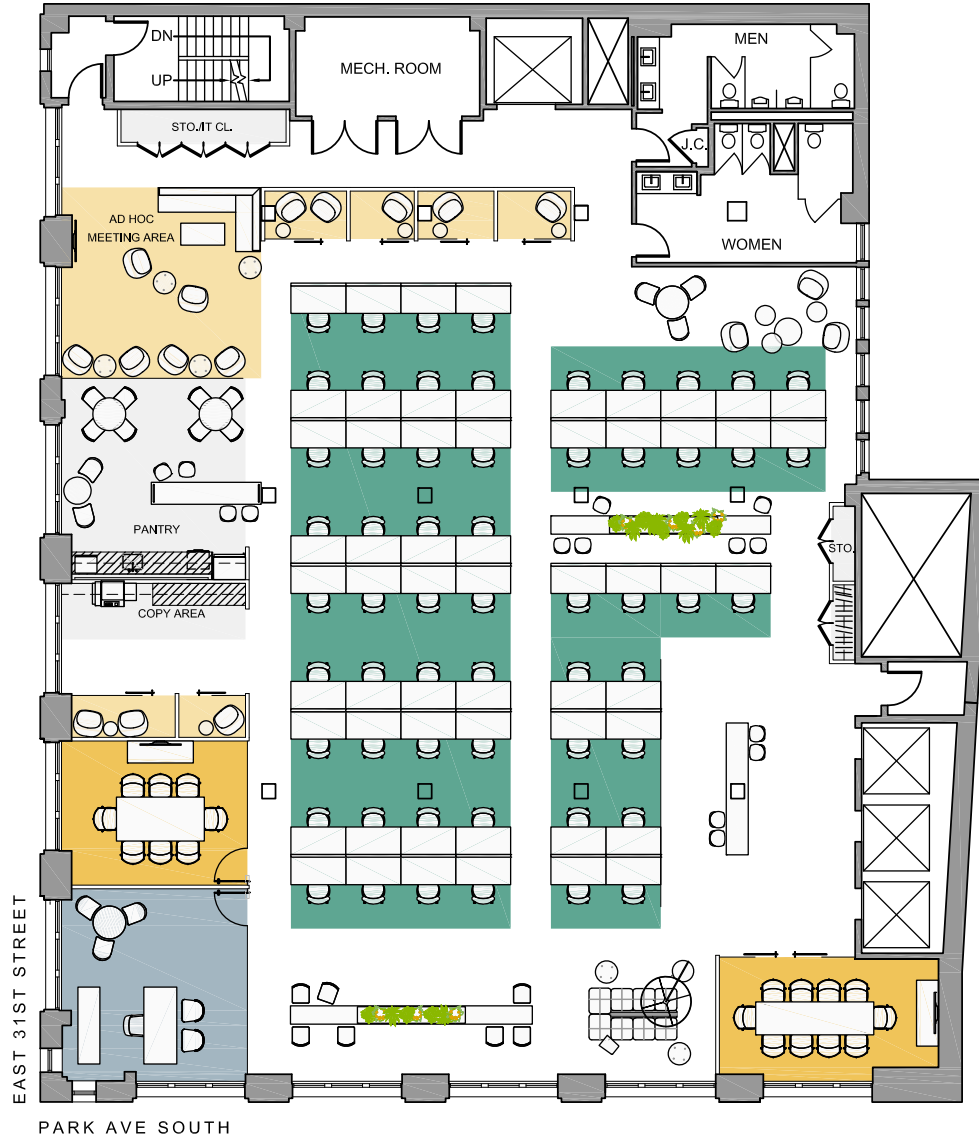
- Executive Office 1
- Benching 58
- Total Head Count 59

COLLABORATIVE SPACE

- Conference (10 pp) 1
- Conference (8 pp) 1
- Ad Hoc Meeting Area 1
- Phone Rooms 6

SUPPORT

- Pantry 1
- Coffee Bar 1
- Coat Closet 1
- Copy Area 1
- STO. CL. 1



Combined North & South Towers

~20,300 RSF

WORKSPACE SEATS

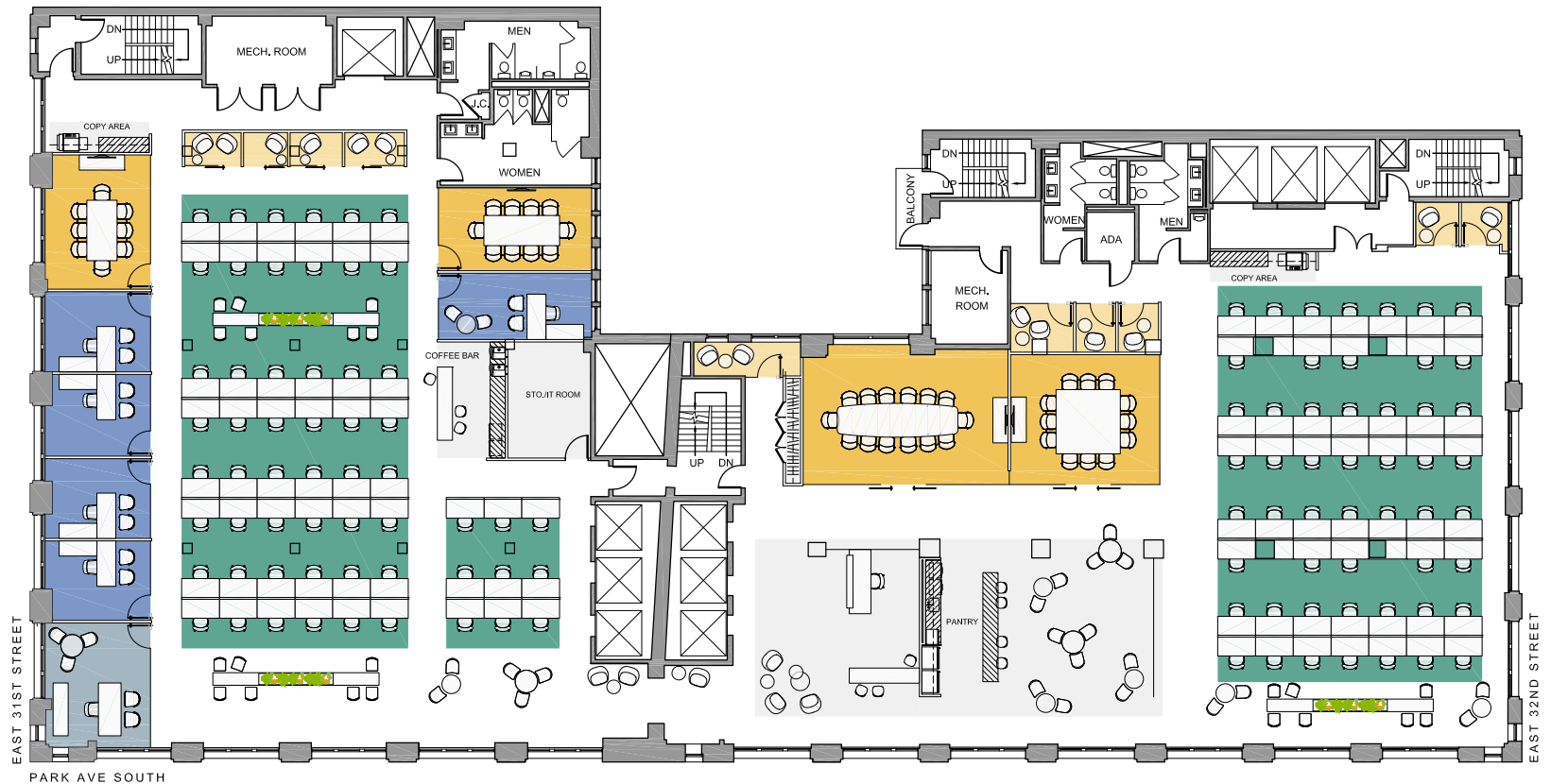
■ Executive Office	1
■ Private Office	5
■ Benching	120
■ Reception	1
Total Head Count	127

COLLABORATIVE SPACE

■ Conference (14 pp)	1
■ Conference (12 pp)	1
■ Conference (10 pp)	1
■ Conference (8 pp)	1
■ Phone Rooms	10

SUPPORT

■ Pantry	1
■ Coffee Bar	1
■ Coat Closet	1
■ Copy Area	2
■ STO/IT Room	1



Redefining The Basics

OWNER:

SJP Properties

LOCATION:

**Situated on Park Avenue between
31st & 32nd Street.**

DESIGN AND CONSTRUCTION:

Architect Mulliken & Moeller

Harry B. Mulliken (1872-1952) and Edgar J. Moeller (1874-1954)

LEASING AGENT:

CBRE

LOBBY ARCHITECT:

Studios

AMENITY ARCHITECT:

Gensler

PASSENGER ELEVATORS:

North Tower (L-12) 3 cabs

South Tower (L-17) 3 cabs

FREIGHT ELEVATORS:

Basement to 12. North Tower 1 manual cab

Freight lobby to 12. North Tower 1 manual cab

Basement to 17. South Tower 1 cab

FREIGHT ENTRANCES:

**32nd Street for North Tower &
31st Street for South Tower. Loading
off the street for both sides.**

HVAC:

**25 Ton air cooled DX units per floor.
Steam provided by building boiler.**

ELECTRIC:

6W per usable square feet

TELECOM/CATV:

The building has achieved a

Wired Certified “Gold” rating

**Broadview, Cogent, Level 3, Spectrum,
Verizon, and XO Communications.**

OTHER SYSTEMS AND FACILITIES:

**Security desk attended 24/7. Lobby
monitored by CCTV.**

LIFE/SAFETY:

FIRECOM Class E System

LOBBY:

Entrance on Park Avenue South.

24/7 tenant access.

STORAGE:

**Below grade storage can be
made available.**

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SJP|PROPERTIES

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