



470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

470 PARK AVENUE SOUTH

BUILT FOR THE DEMANDS *of* TODAY

470 Park Avenue South seamlessly combines distinctive pre-war architecture with modern updates, offering over 300,000 square feet of premier office and retail space across two historic towers. The North Tower, built in 1912, and the South Tower, built in 1925, span an entire city block with 200 feet of frontage on Park Avenue South.

The building features boutique floor plates ranging from 10,000 to 20,000 square feet. Recent renovations at 470 Park Avenue South provide ample natural light, sleek finishes, and a sophisticated work environment.



AVAILABILITY

470 PARK AVENUE SOUTH

Exclusive Triplex
penthouse & outdoor terrace
23,524 SF COMBINED

Pre-Built

SOUTH TOWER

PH	3,973 SF	
17	9,780 SF	
16	9,771 SF	
15	9,771 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	

interconnecting staircase

FLEXIBLE LEASING OPTIONS

- Approximately 10,000 square feet in each of the North and South towers.
- Approximately 20,000 square feet on both the 5th and 6th floors.
- Approximately 51,000 square feet of contiguous space across floors 4-6.
- An exclusive triplex of 23,524 square feet on the 16th, 17th, and PH floors with a private outdoor space.

NORTH TOWER

12	11,176 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	
Retail		

Pre-Built

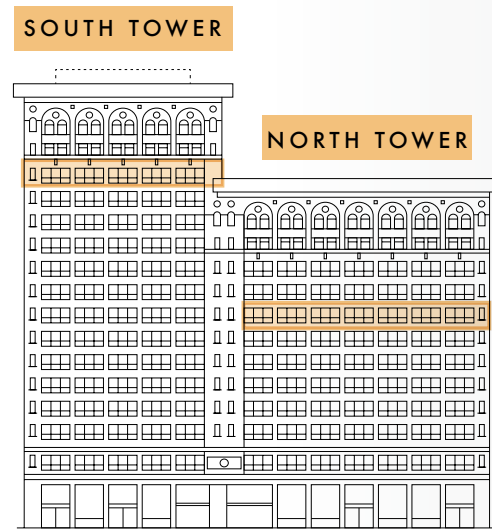
FLEXIBLE OPTIONS
51,153 SF COMBINED
interconnecting staircase

BE SEEN. BE KNOWN. BE HERE.

PRE-BUILT UNITS

SOUTH TOWER
FLOOR 15: 9,752 SF
POSSESSION: Q3 2025

NORTH TOWER
FLOOR 8: 10,427 SF
POSSESSION: IMMEDIATE

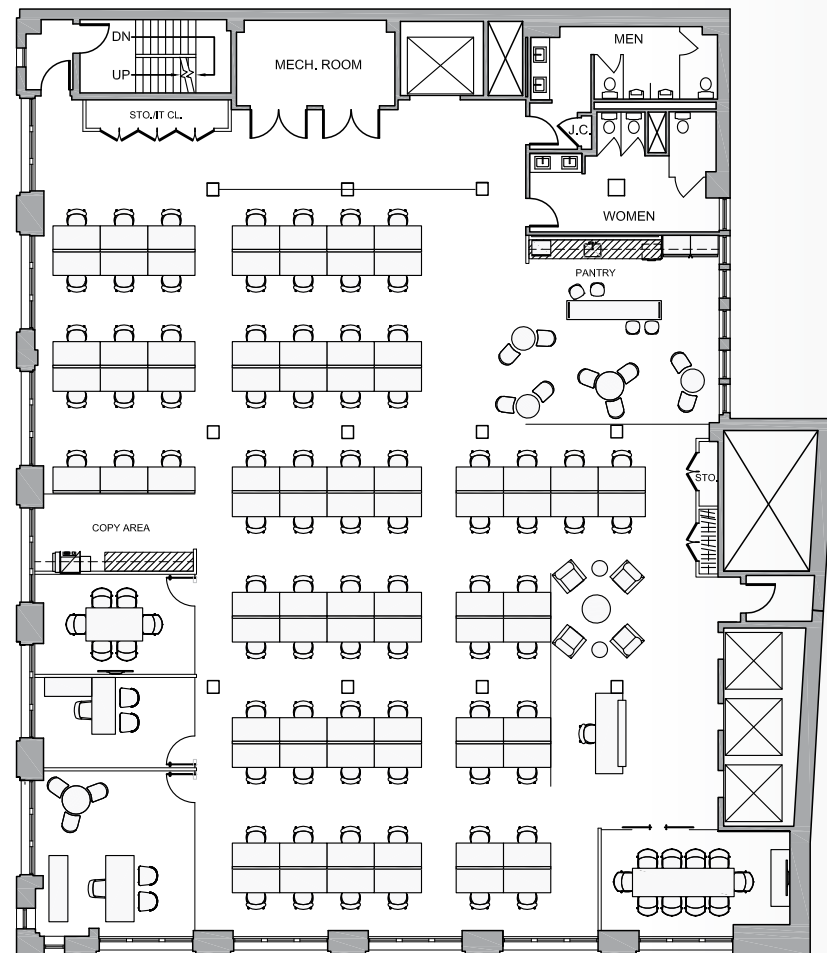


PRE-BUILT FLOOR (EXAMPLE)

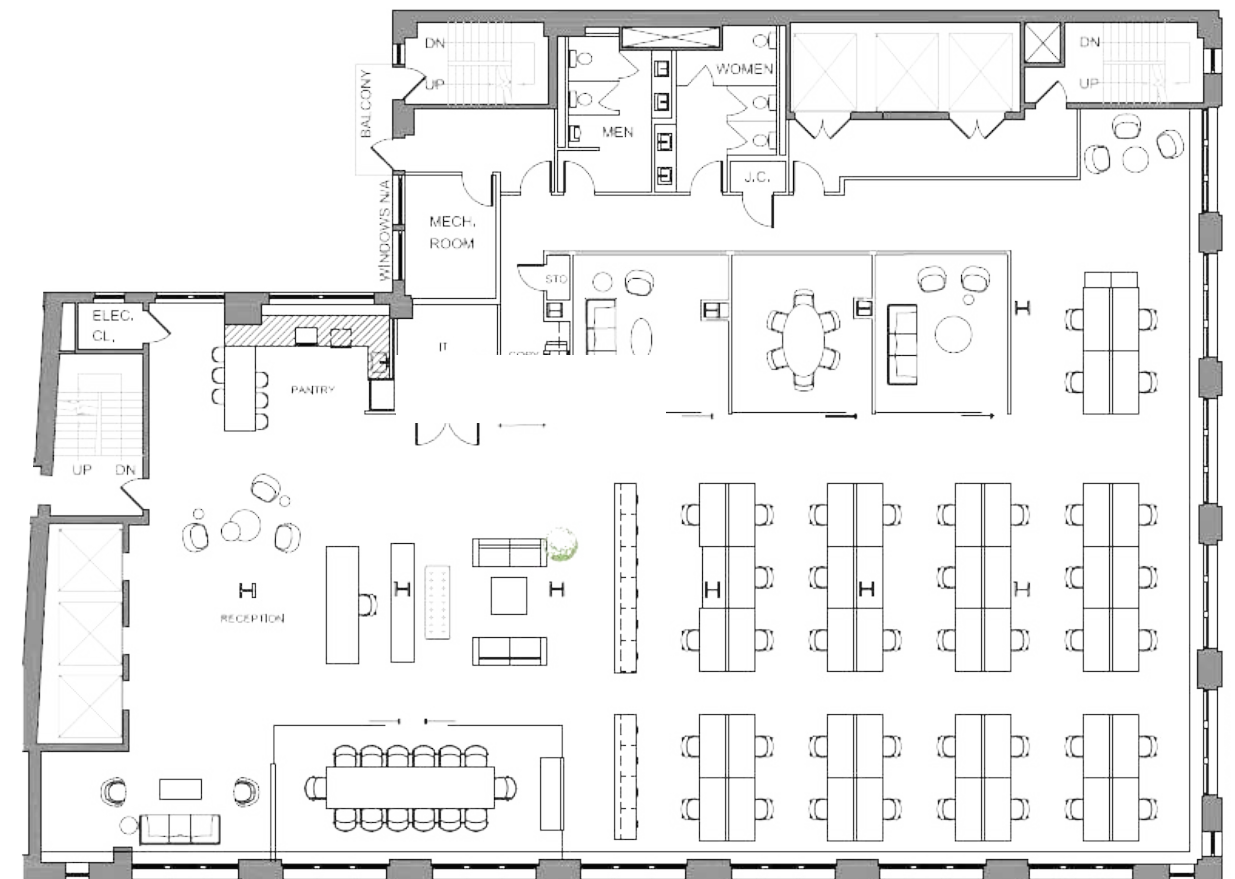


PRE-BUILT FLOOR 8 (EXISTING)

SOUTH TOWER
PRE-BUILT FLOOR 15



NORTH TOWER
PRE-BUILT FLOOR 8



FULL FLOOR TEST FIT

Individual floors are available for **lease separately or can be combined**. An internal staircase connects the 4th and 5th floors in the North Tower and the 5th and 6th floors in the South Tower.

TOTAL BLOCK OF SPACE: 51,153 SF

ENTIRE 6TH FLOOR: 20,363 SF

SOUTH: 9,936 SF

NORTH: 10,427 SF

ENTIRE 5TH FLOOR: 20,363 SF

SOUTH: 9,936 SF

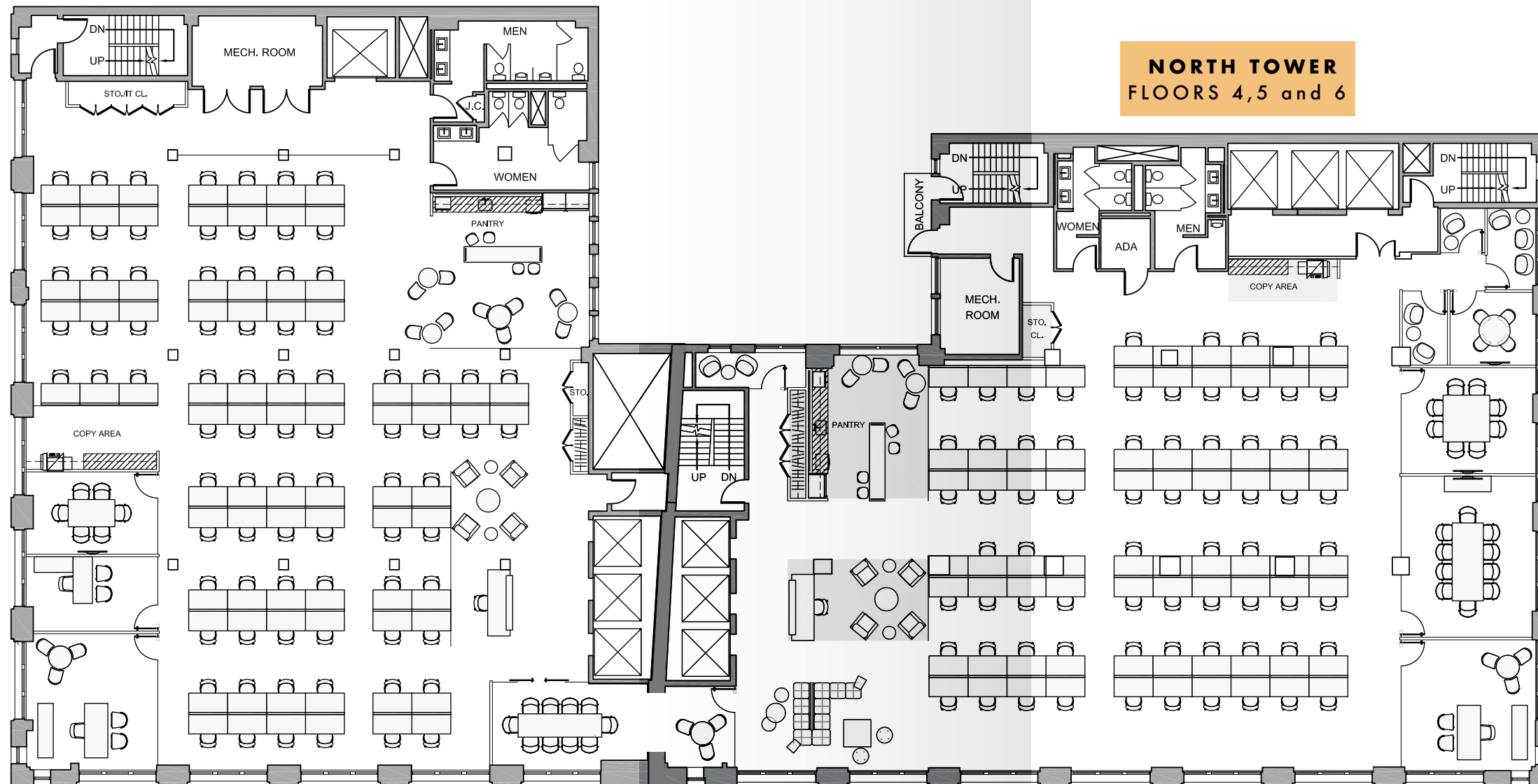
NORTH: 10,427 SF

PARTIAL 4TH FLOOR

4 NORTH: 10,427 SF

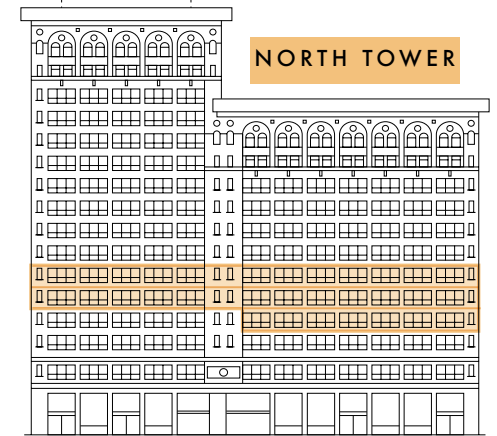
**SOUTH TOWER
FLOORS 5 and 6**

**NORTH TOWER
FLOORS 4,5 and 6**



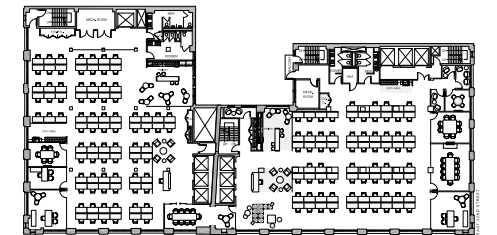
SOUTH TOWER

NORTH TOWER

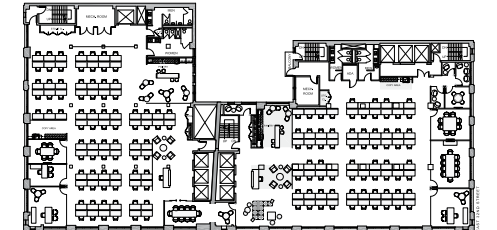


interconnecting staircase

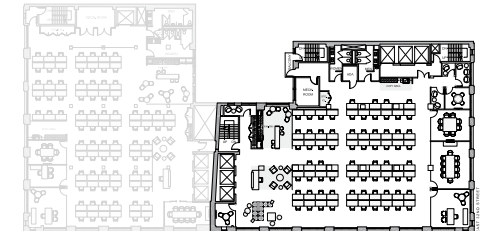
ENTIRE 6TH FLOOR



ENTIRE 5TH FLOOR



PARTIAL 4TH FLOOR



can be leased individually or combined

SOUTH TOWER PENTHOUSE TRIPLEX

TOTAL BLOCK OF SPACE: 22,331 SF

FLOOR 16: 9,771

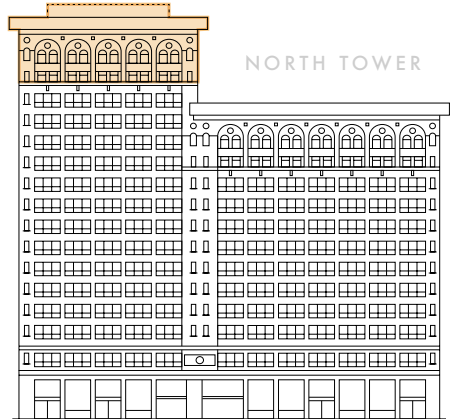
FLOOR 17: 9,780 SF

PENTHOUSE: 3,973 SF

featuring

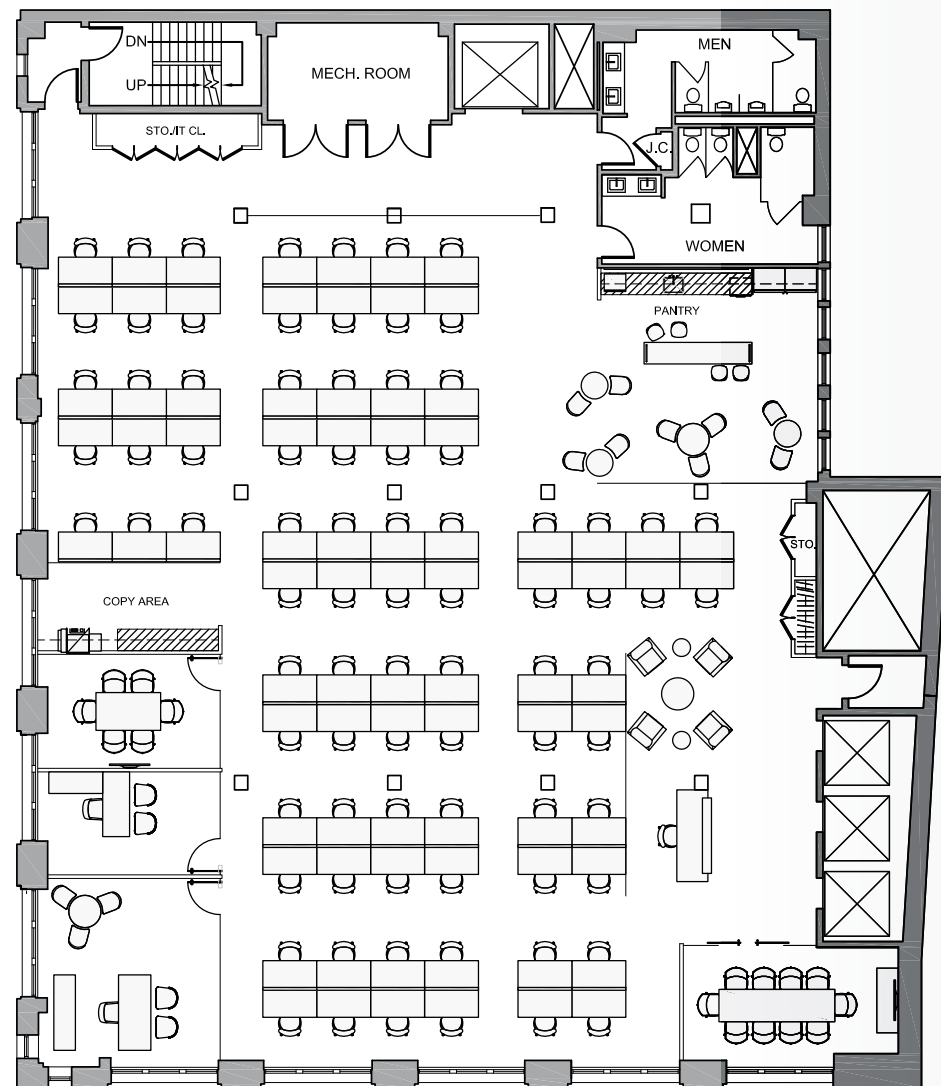
**PENTHOUSE AND
PRIVATE OUTDOOR TERRACE: 2,400 SF**

SOUTH TOWER



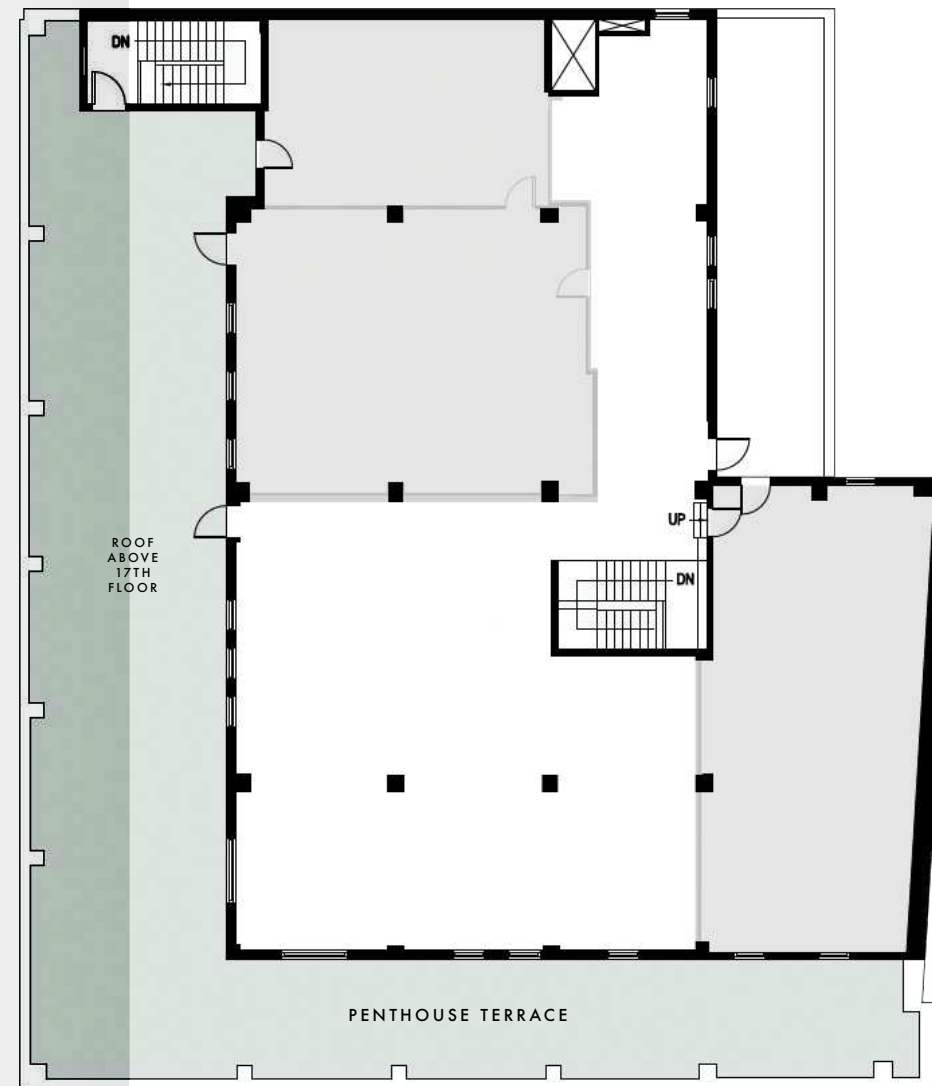
FLOORS 16S + 17S

TEST FIT

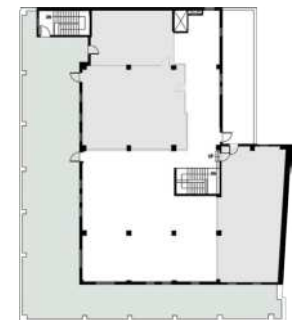


FLOOR 18S

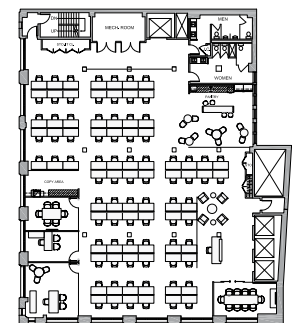
CORE & SHELL



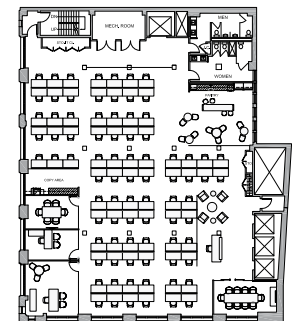
PENTHOUSE (18S)



FLOOR 17S



FLOOR 16S



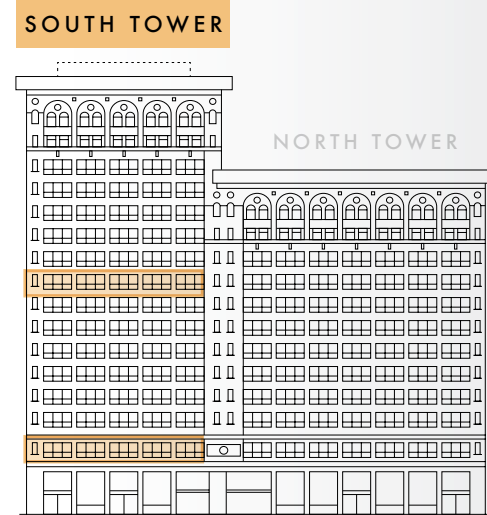
must be leased together

TEST FIT

SOUTH TOWER

FLOOR 2: 9,936 SF

FLOOR 9: 9,936 SF

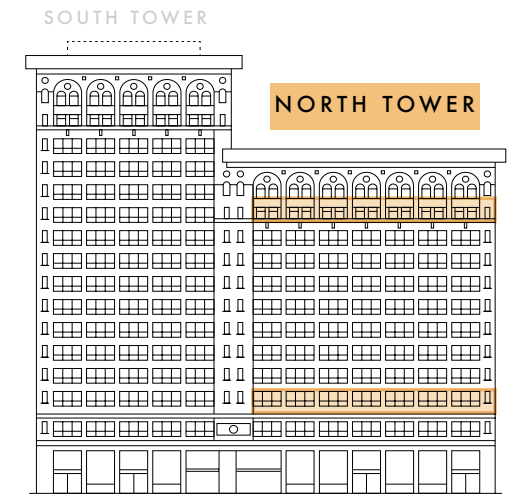


TEST FIT

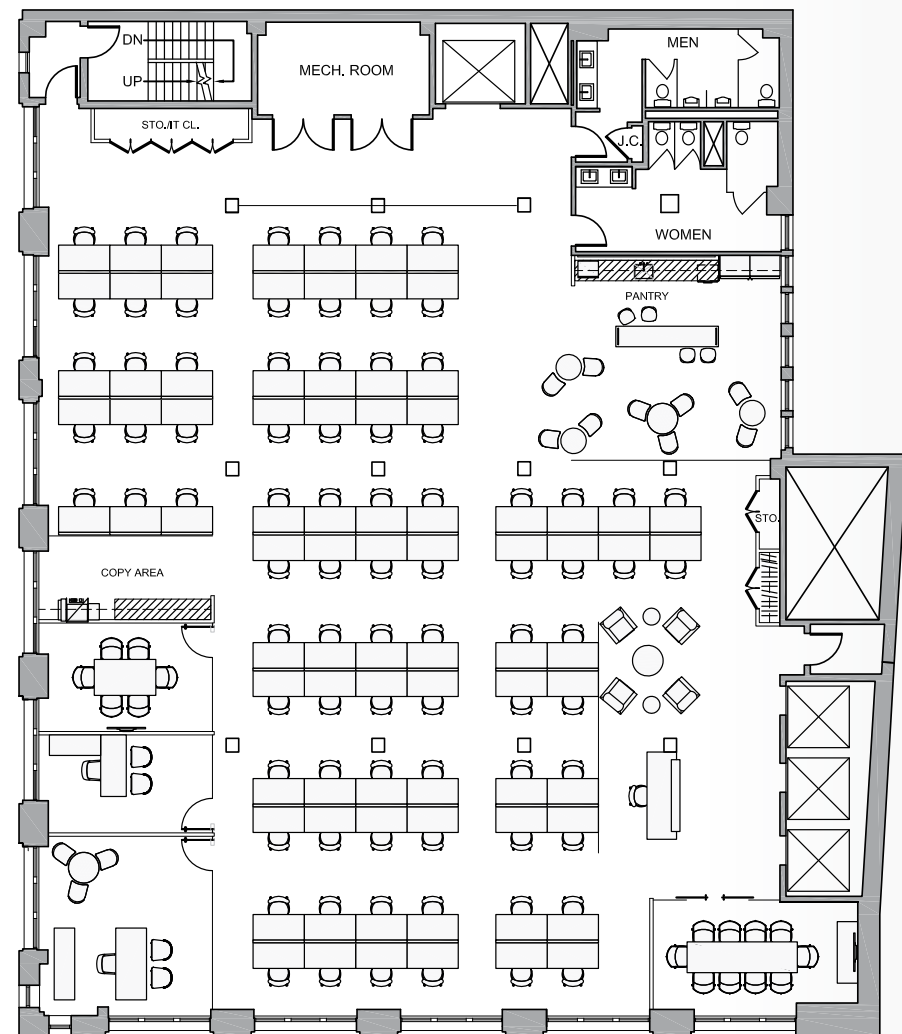
NORTH TOWER

FLOOR 3: 10,427 SF

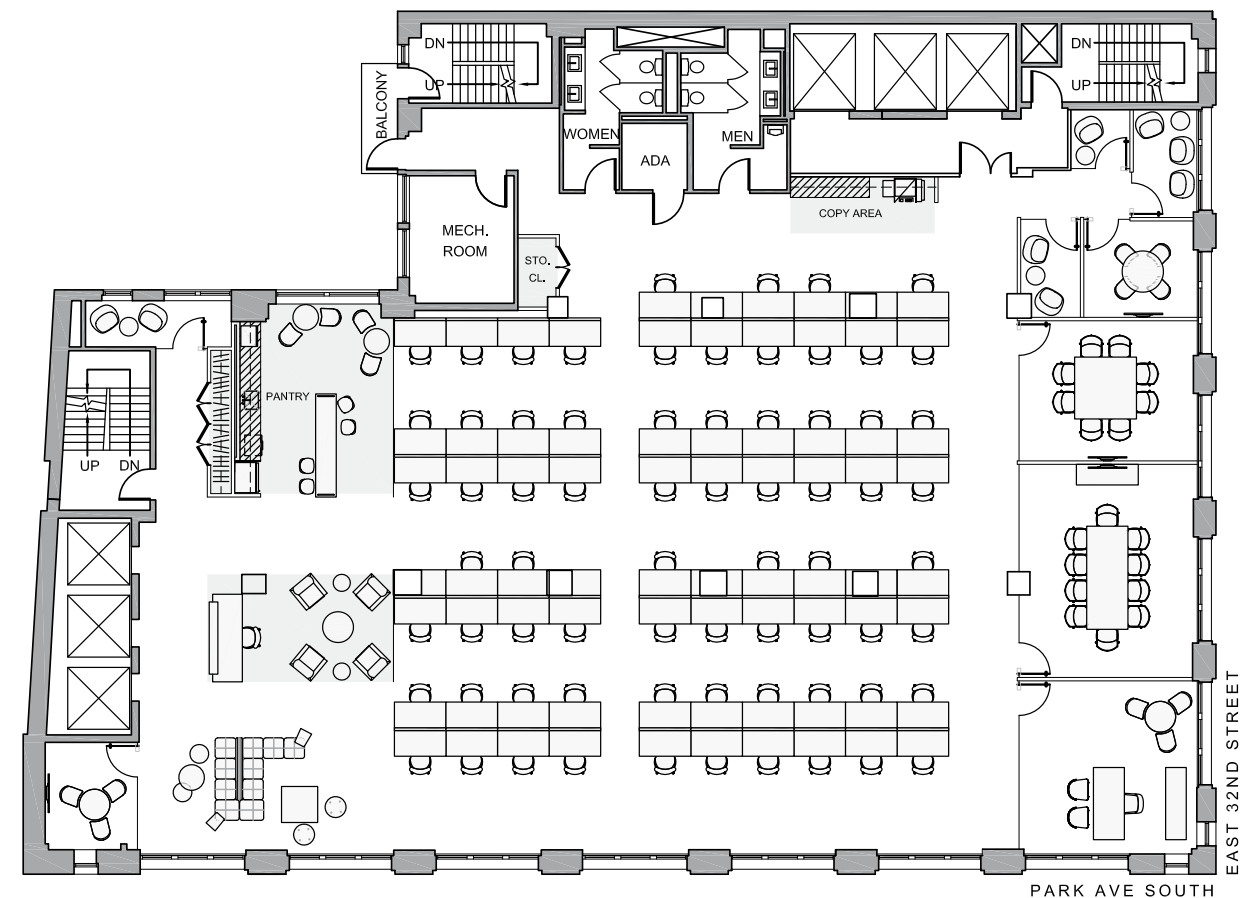
FLOOR 11: 10,427 SF



SOUTH TOWER TEST FIT



NORTH TOWER TEST FIT



AMENITIES

470 PARK AVENUE SOUTH
GROUND FLOOR



THE LOUNGE (SEATING AREA)



THE LOUNGE (NORTH FACING)



OPEN-AIR FIREPIT



CAFE



CAFE



GROUND LEVEL TERRACE

LOCATION

EFFORTLESS CONNECTIVITY
right at your doorstep

VICINITY HIGHLIGHTS

Grand Central Terminal, Penn Station, Moynihan Train Hall, the 33rd Street subway station, the PATH train, and numerous bus lines are all within minutes, ensuring that **every part of the city—and beyond—is easily accessible.**

DINING

LIFESTYLE

CORPORATE NEIGHBORS

63 Madison Ave	315 Park Ave S.	230 Park Ave S.	360 Park Ave S.
225-233 Park Ave S.	225-233 Park Ave S.	100 Park Ave	315 Park Ave S.



BUILDING SPECIFICATIONS

SPECS

MODERNIZED 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 ENTRANCE

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.

MISCELLANEOUS

Energy Star Certification

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BE SEEN. BE KNOWN. BE HERE.



MAC ROOS
VICE PRESIDENT
mac.roos@colliers.com
212.716.3827

JESSICA VERDI
VICE PRESIDENT
jessica.verdi@colliers.com
212.716.3692

RACHEL KIRKHAM
ASSOCIATE
rachel.kirkham@colliers.com
212.716.3544

MICHAEL COHEN
TRI-STATE PRESIDENT
michael.cohen@colliers.com
212.716.3555



ANDREW ROOS
VICE CHAIRMAN
andrew.roos@colliers.com
212.716.3510

470 PARK AVENUE SOUTH

