



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 Duplex
penthouse & outdoor terrace
13,753 SF COMBINED

★ *Pre-Build*

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	

FLEXIBLE LEASING OPTIONS

- Approximately 10,000 square feet in each of the North and South towers.
- An exclusive duplex of 13,753 square feet on the 17th and PH floors with a private outdoor space.

NORTH TOWER		
12	11,176 SF	
11	10,427 SF	★ <i>Pre-Build</i>
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		

BE SEEN. BE KNOWN. BE HERE.

PREBUILT RENDERINGS

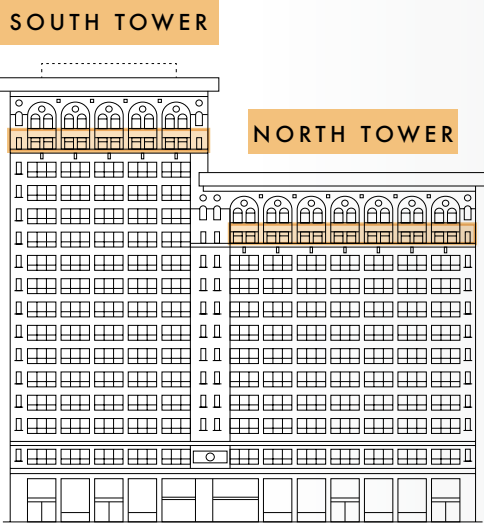
470 PARK AVENUE SOUTH



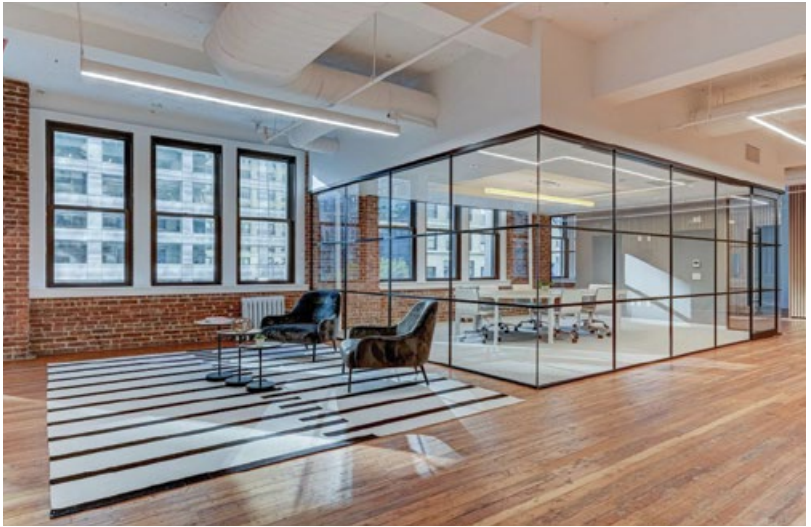
PREBUILT
UNITS

SOUTH TOWER
FLOOR 16: 9,771 SF
POSSESSION: Q1 2026

NORTH TOWER
FLOOR 11: 10,427 SF
POSSESSION: Q1 2026

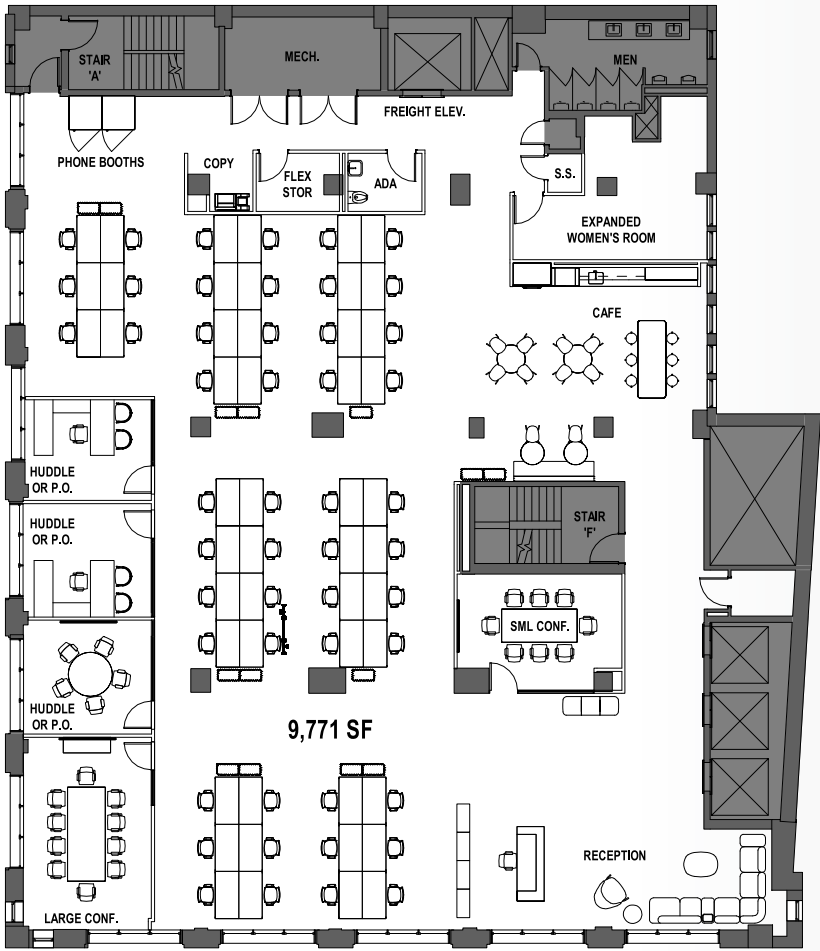


PREBUILT FLOOR (EXAMPLE)

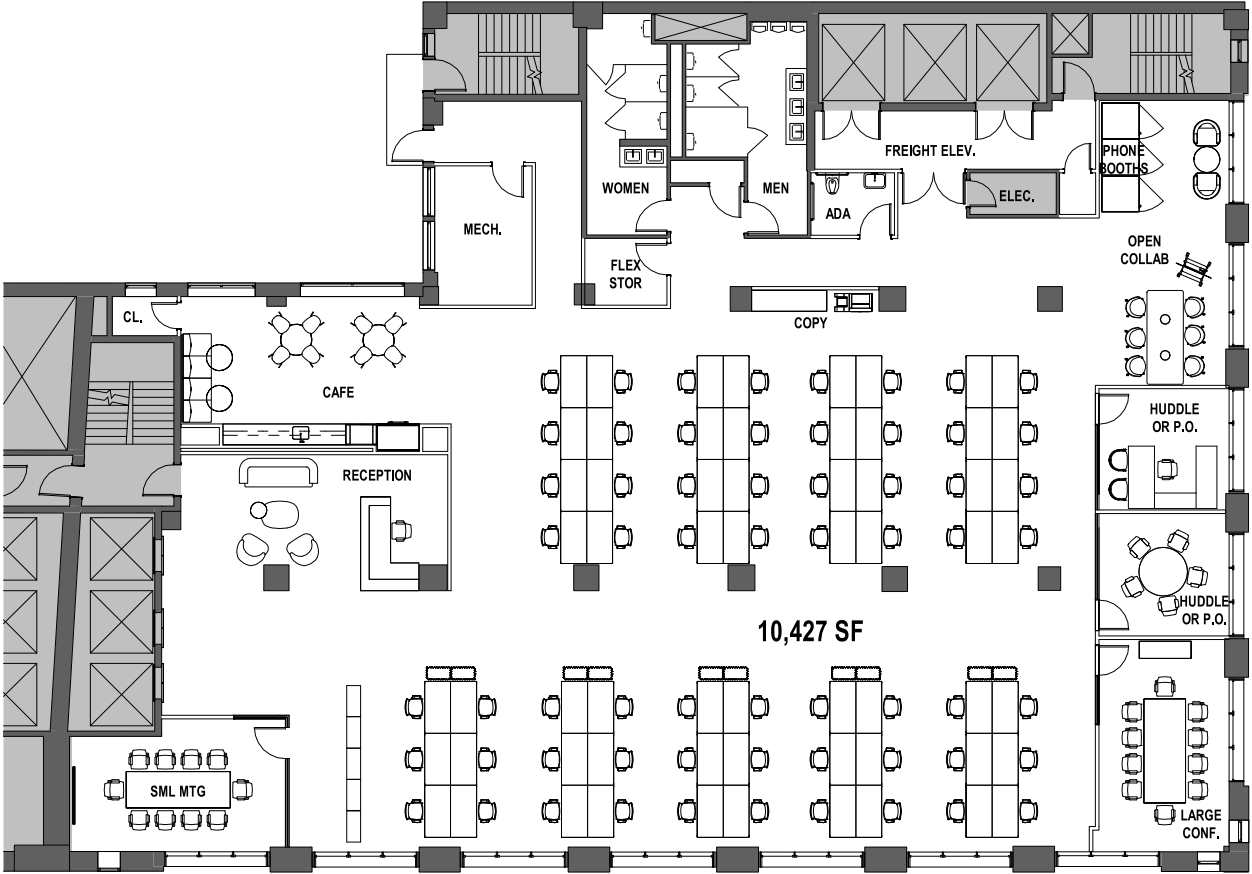


PREBUILT FLOOR (EXAMPLE)

SOUTH TOWER
PRE-BUILT FLOOR 16



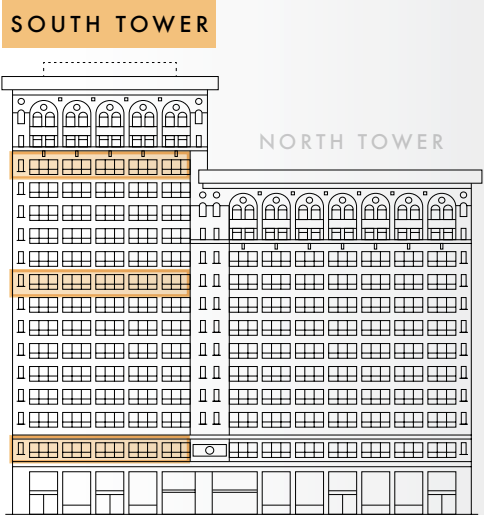
NORTH TOWER
PRE-BUILT FLOOR 11



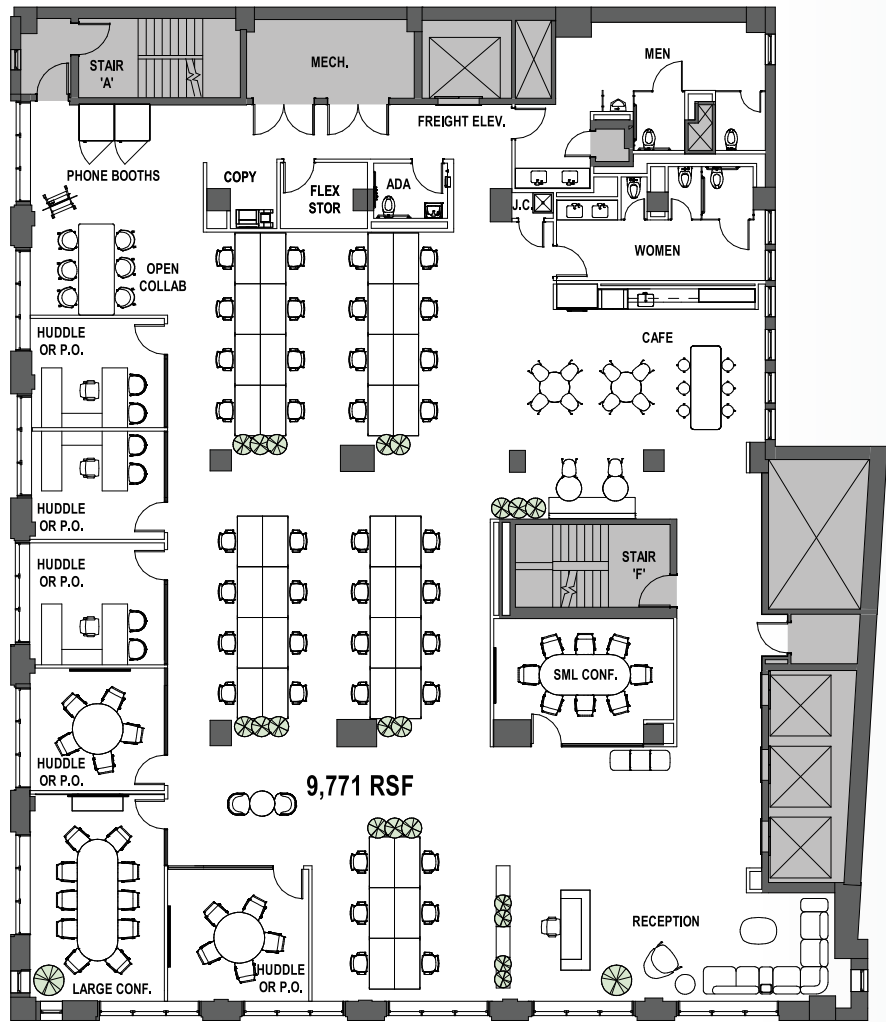
TEST FIT

SOUTH TOWER

FLOOR 2: 9,936 SF
FLOOR 9: 9,936 SF
FLOOR 15: 9,771 SF



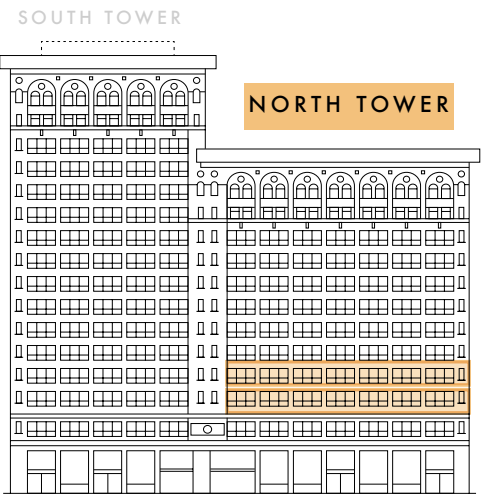
SOUTH TOWER
TEST FIT



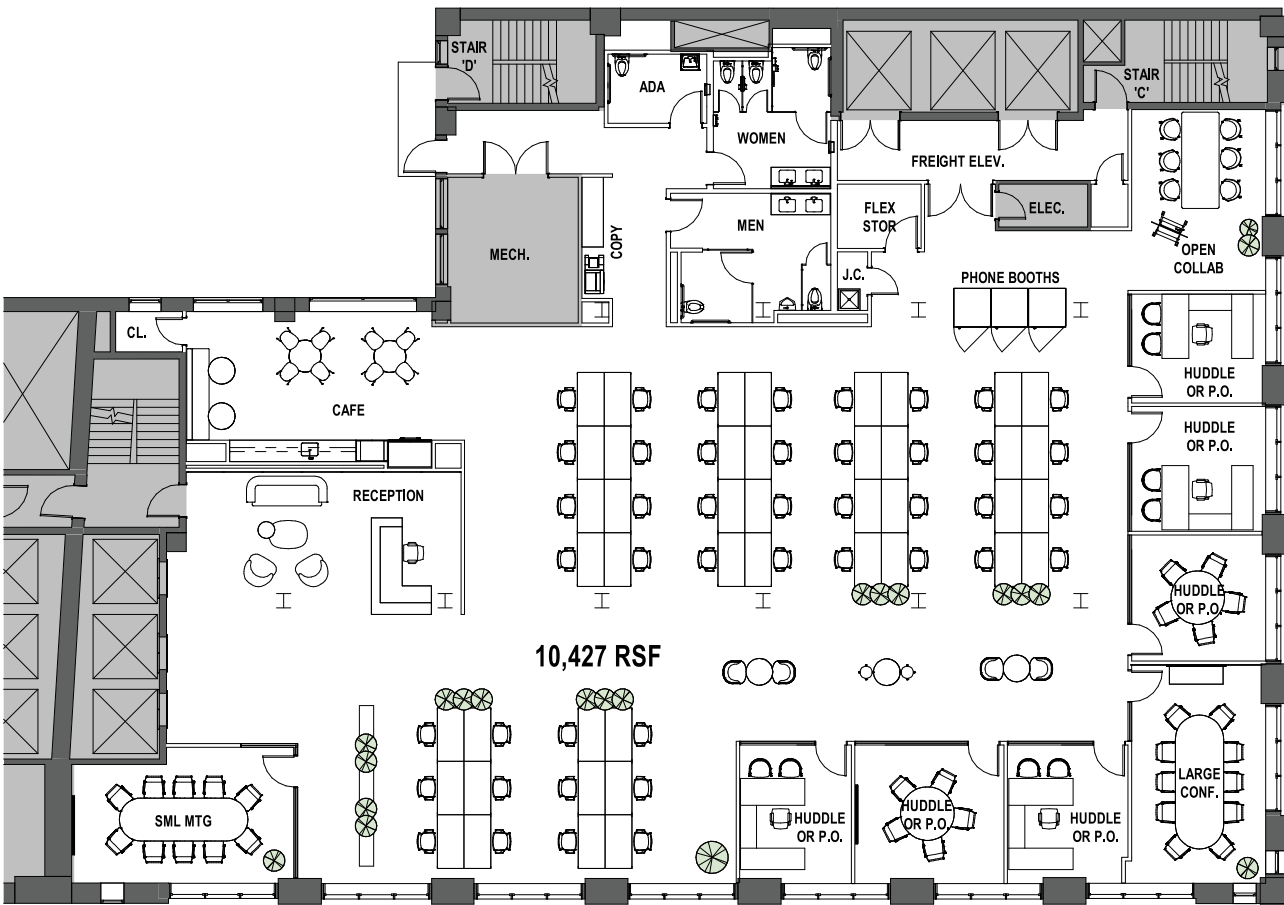
TEST FIT

NORTH TOWER

FLOOR 3: 10,427 SF
FLOOR 4: 10,427 SF



NORTH TOWER
TEST FIT



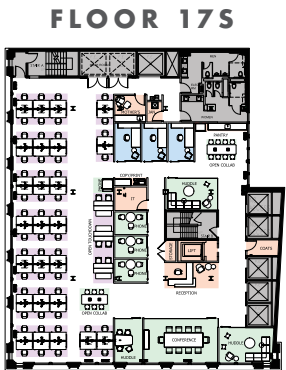
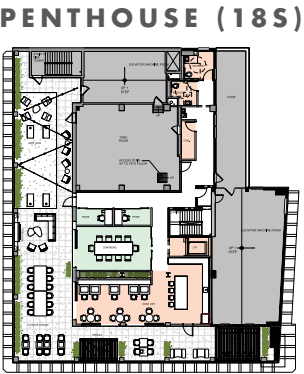
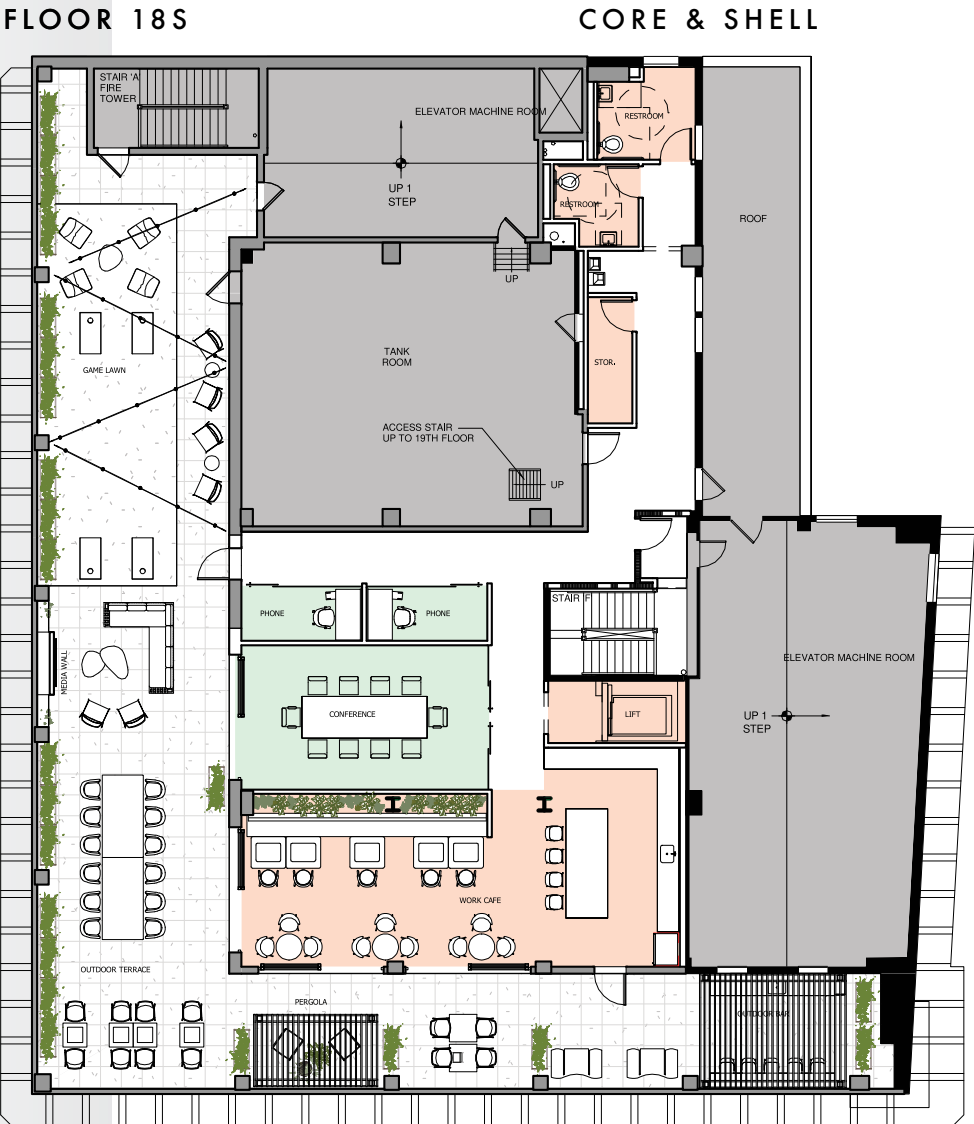
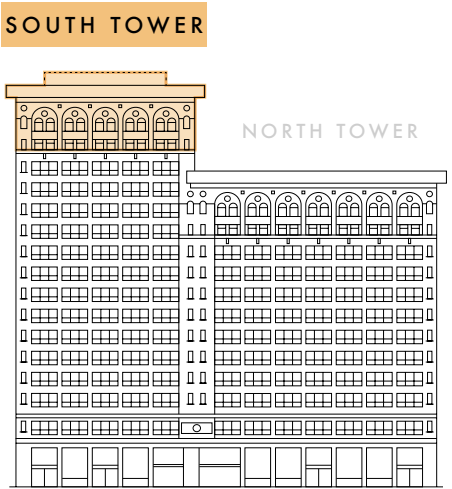
SOUTH TOWER PENTHOUSE DUPLEX

TOTAL BLOCK OF SPACE: 13,753 SF

FLOOR 17: 9,780 SF

PENTHOUSE: 3,973 SF

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



must be leased together

SOUTH TOWER • PENTHOUSE DUPLEX



470 PARK AVENUE SOUTH

AMENITIES

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.**

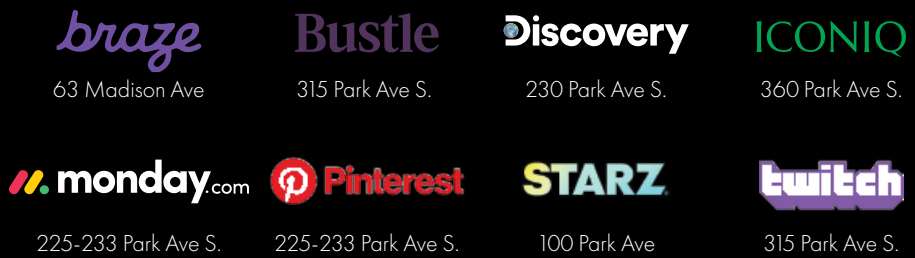
DINING



LIFESTYLE



CORPORATE NEIGHBORS



BUILDING SPECIFICATIONS

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

SPECS

TELECOM

Cogent, Spectrum, Verizon

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.

470 PARK AVENUE SOUTH

BE SEEN. BE KNOWN. BE HERE.

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