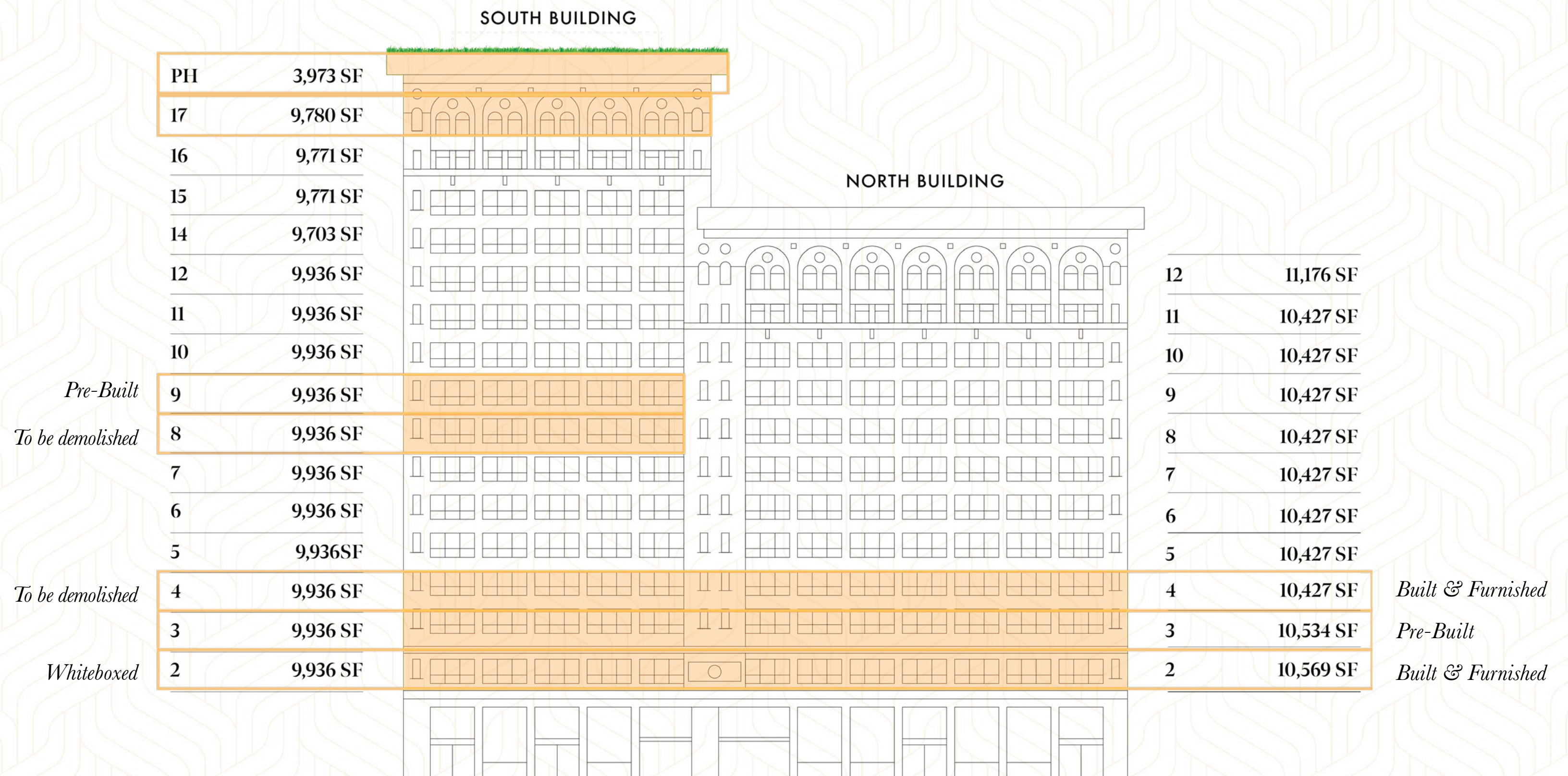




470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

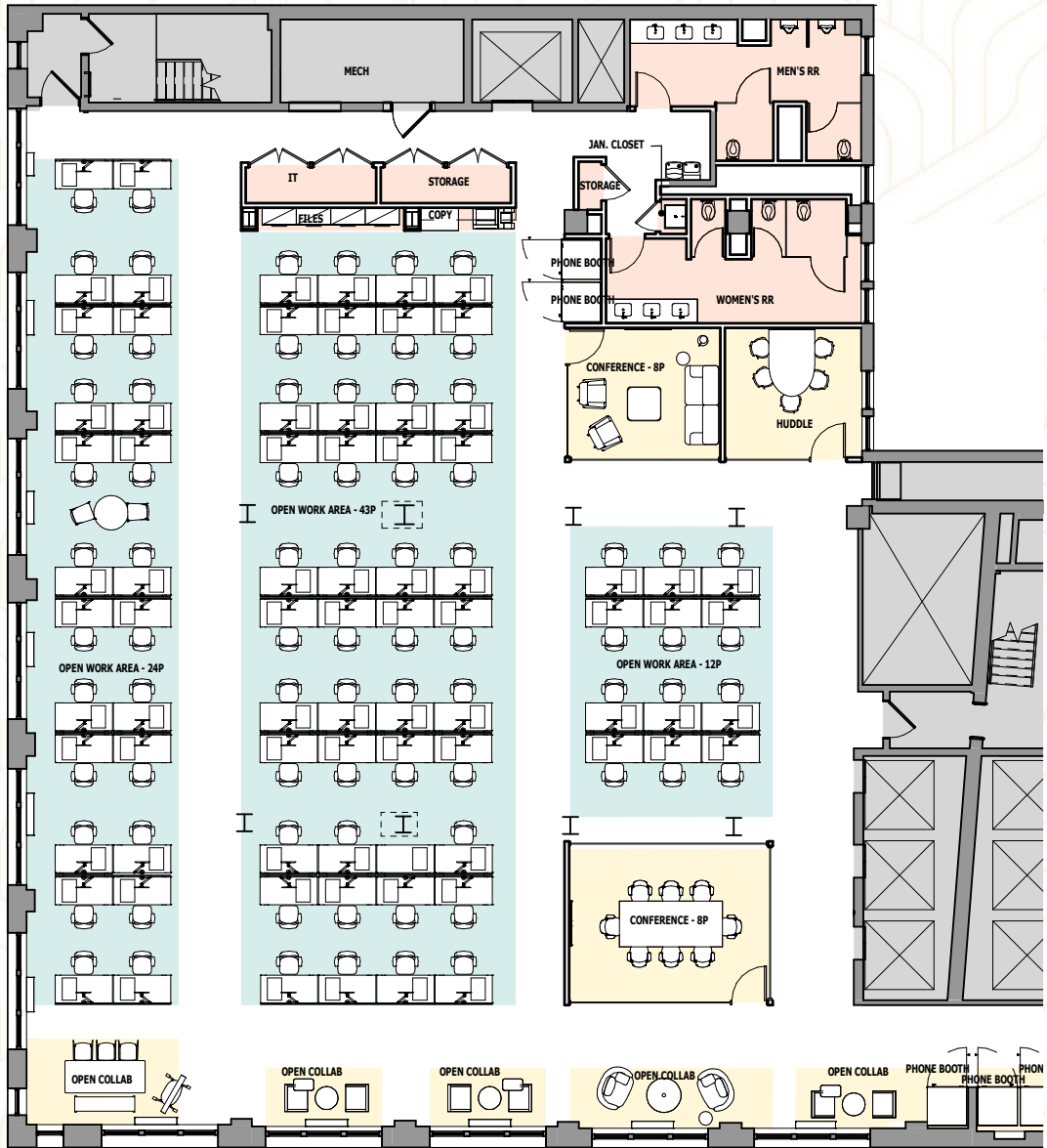
AVAILABILITIES



ENTIRE 2ND FLOOR

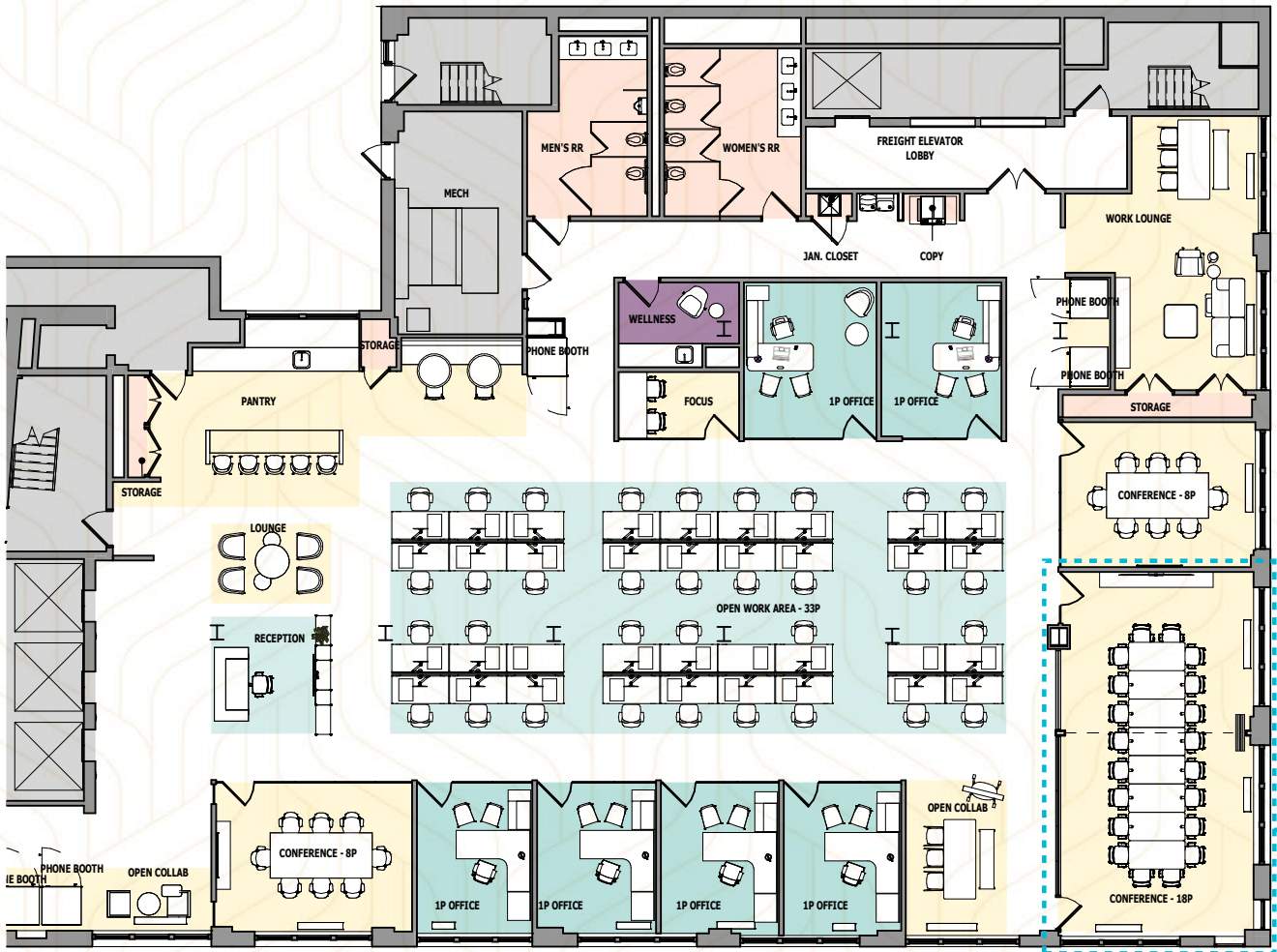
*Can be combined for a total of 20,505 SF

2 SOUTH: 9,936 SF
Possession: Immediate
Test Fit



WORKSTATIONS	66
HUDDLE/OFFICE	1
CONFERENCE ROOM (8 PPL)	2
RECEPTION	1
COPY	1
PANTRY	1

2 NORTH: 10,569 SF
Possession: Immediate
As-Built Plan

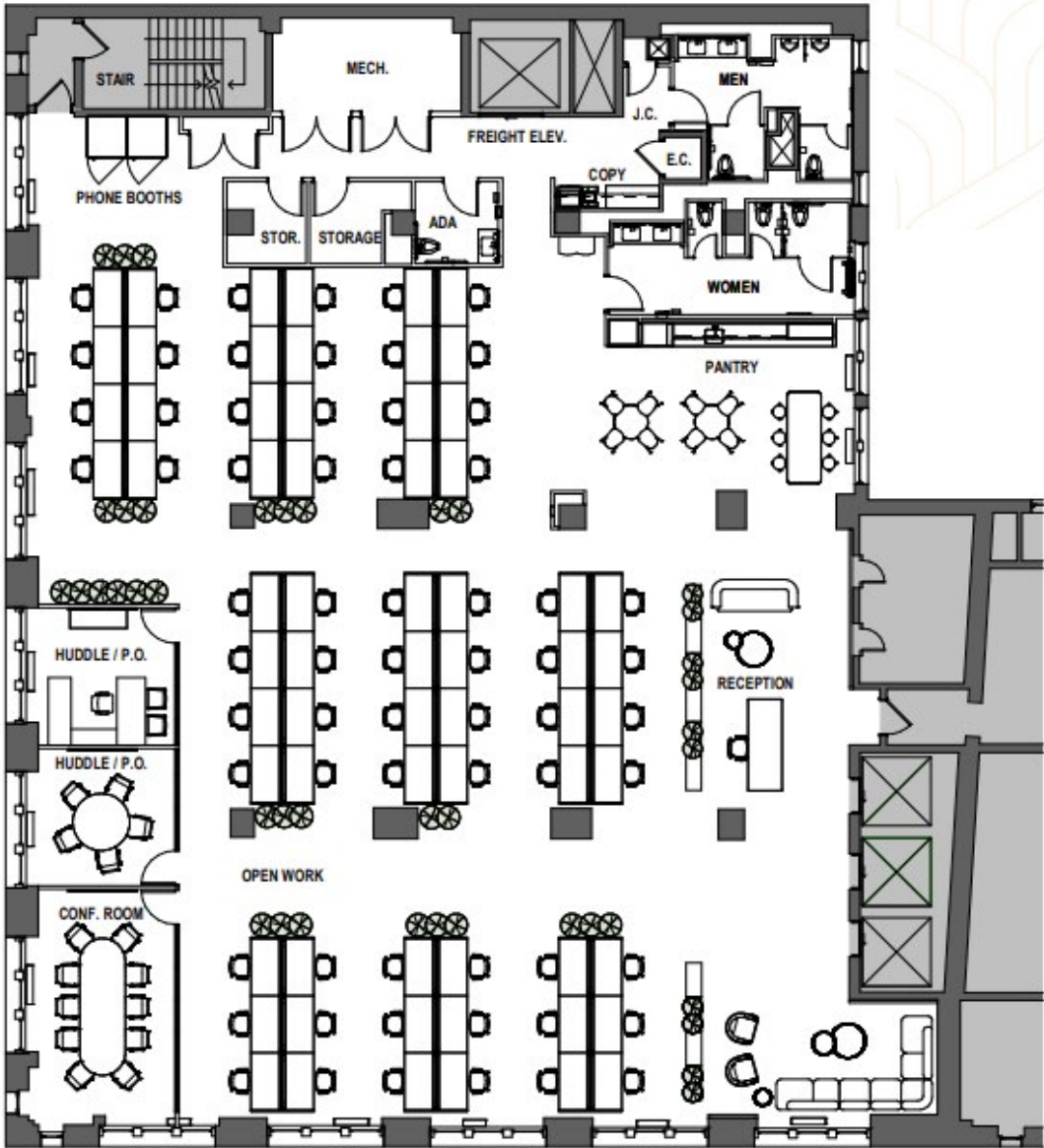


WORKSTATIONS	33
HUDDLE/OFFICE	6
CONFERENCE ROOM (18 PPL)	1
CONFERENCE ROOM (8 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1

ENTIRE 3RD FLOOR

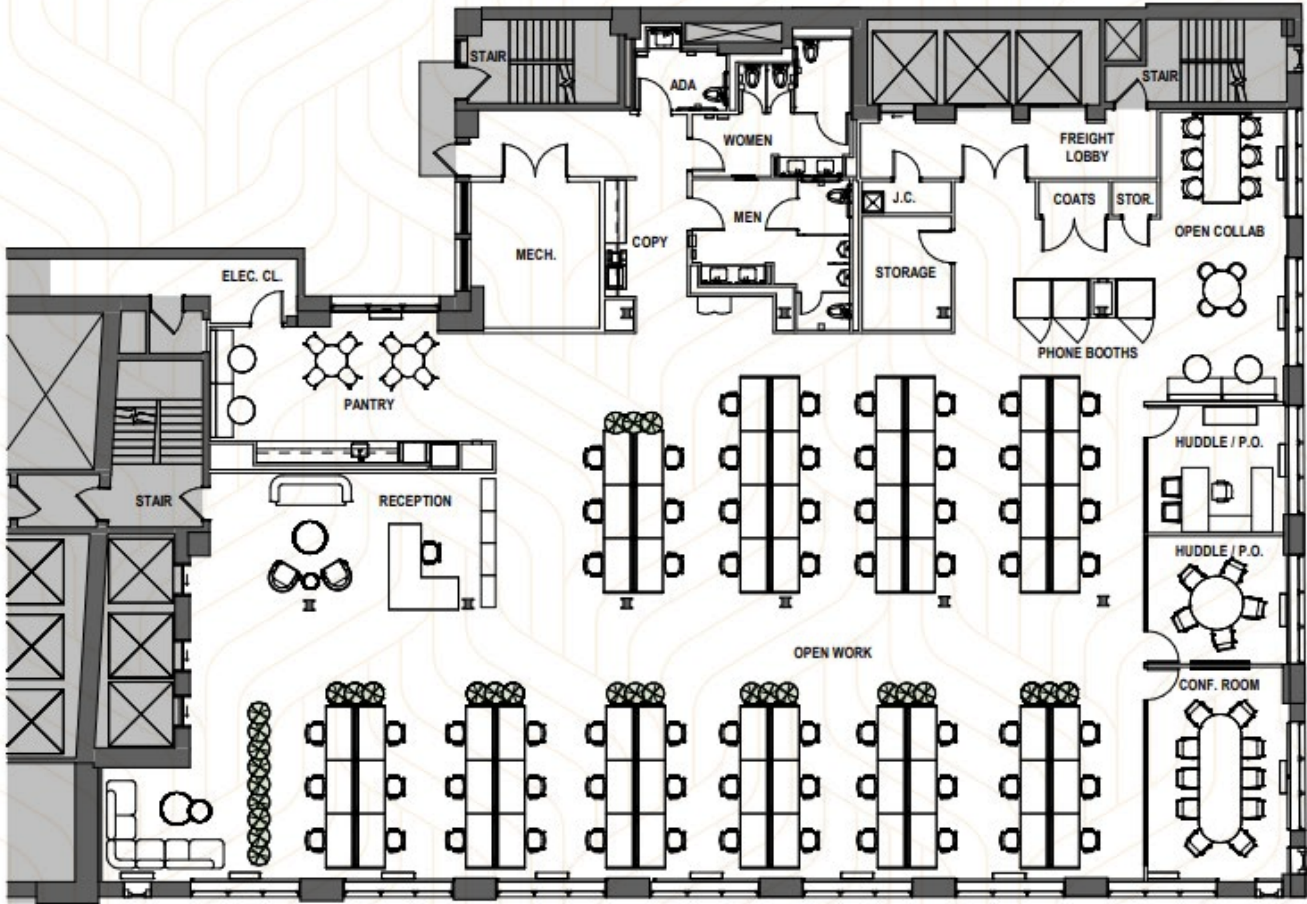
**Can be combined for total of 20,470 SF*

3 SOUTH: 9,936 SF
Possession: Arranged
Test Fit



WORKSTATIONS	66
HUDDLE/OFFICE	2
CONFERENCE ROOM (8 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1

3 NORTH: 10,534 SF
Possession: September 2026
Pre-Built Plan

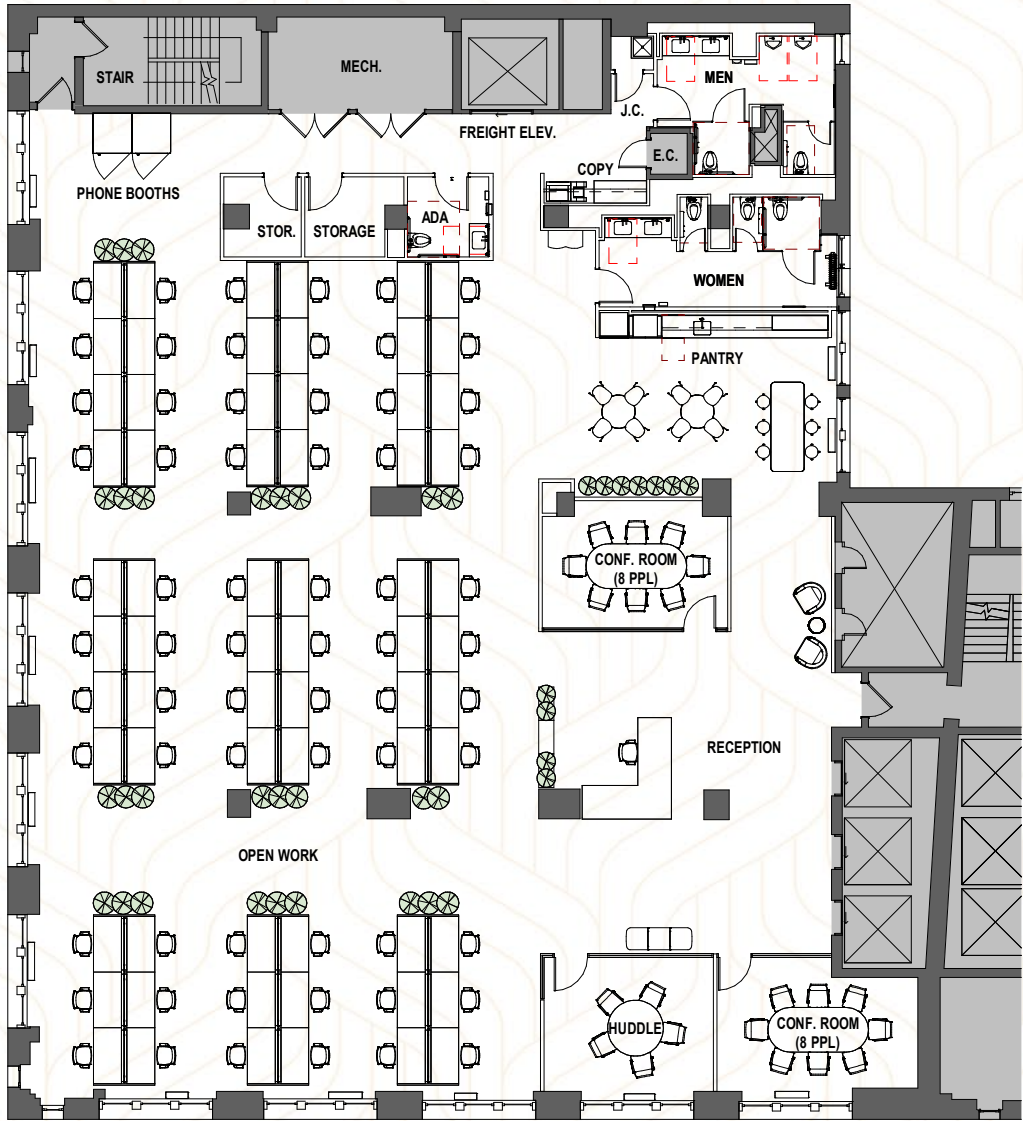


WORKSTATIONS	68
HUDDLE/OFFICE	2
CONFERENCE ROOM (8 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1

ENTIRE 4TH FLOOR

**Can be combined for total of 20,363 SF*

4 SOUTH: 9,936 SF
Possession: Arranged
Test Fit



WORKSTATIONS	66
HUDDLE/OFFICE	1
CONFERENCE ROOM (8 PPL)	2
RECEPTION	1
COPY	1
PANTRY	1

4 NORTH: 10,427 SF
Possession: November 2026
As-Built Plan



WORKSTATIONS	30
HUDDLE/OFFICE	13
CONFERENCE ROOM (10 PPL)	1
CONFERENCE ROOM (6 PPL)	2
PHONE ROOMS	3
RECEPTION	1
COPY	1
PANTRY	1

SOUTH BUILDING

FLOOR 8: 9,936 SF (TEST FIT)

Possession: Arranged

FLOOR 9: 9,936 SF (PRE-BUILT)

Possession: September 2026



WORKSTATIONS	66
HUDDLE OR OFFICE	2
CONFERENCE ROOM (10 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1



Sample Building Standard Finishes

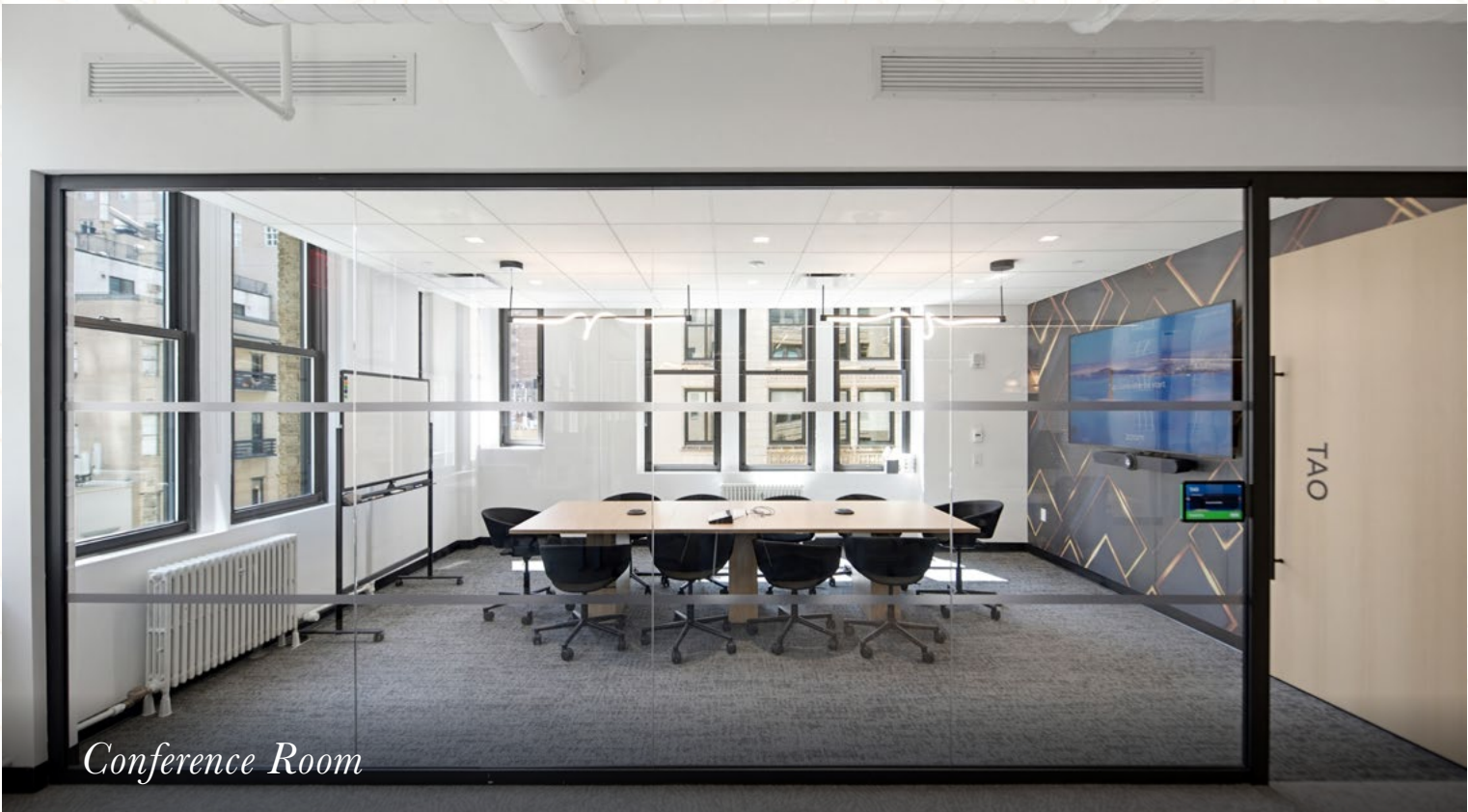


Sample Building Standard Finishes

SAMPLE BUILDING STANDARD FINISHES



Boardroom



Conference Room



Open Area



Open Area

BUILDING OVERVIEW AND AMENITIES

470 PARK AVENUE SOUTH

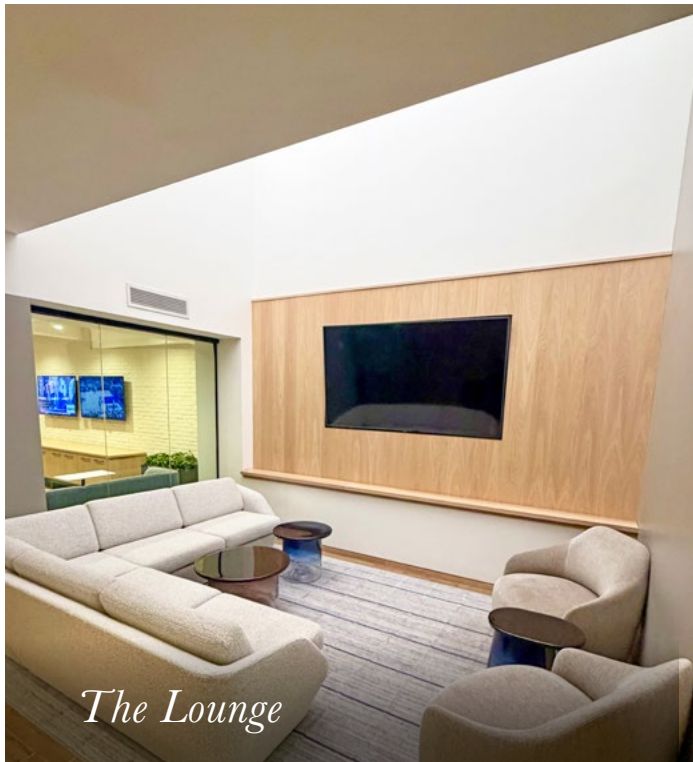
470 Park Avenue South combines modern aesthetics with pre-war architecture, offering over 300,000 square feet of office and retail space across two buildings. The north building, built in 1912 and the south building, built in 1925, span an entire block with 200 feet of frontage on Park Avenue South. The building has an amenity space on the ground floor which features a lounge, cafe, coffee bar with snacks and beverages, and an outdoor patio and fire pit.



Fire Pit



The Lounge



The Lounge



The Lounge



The Lounge

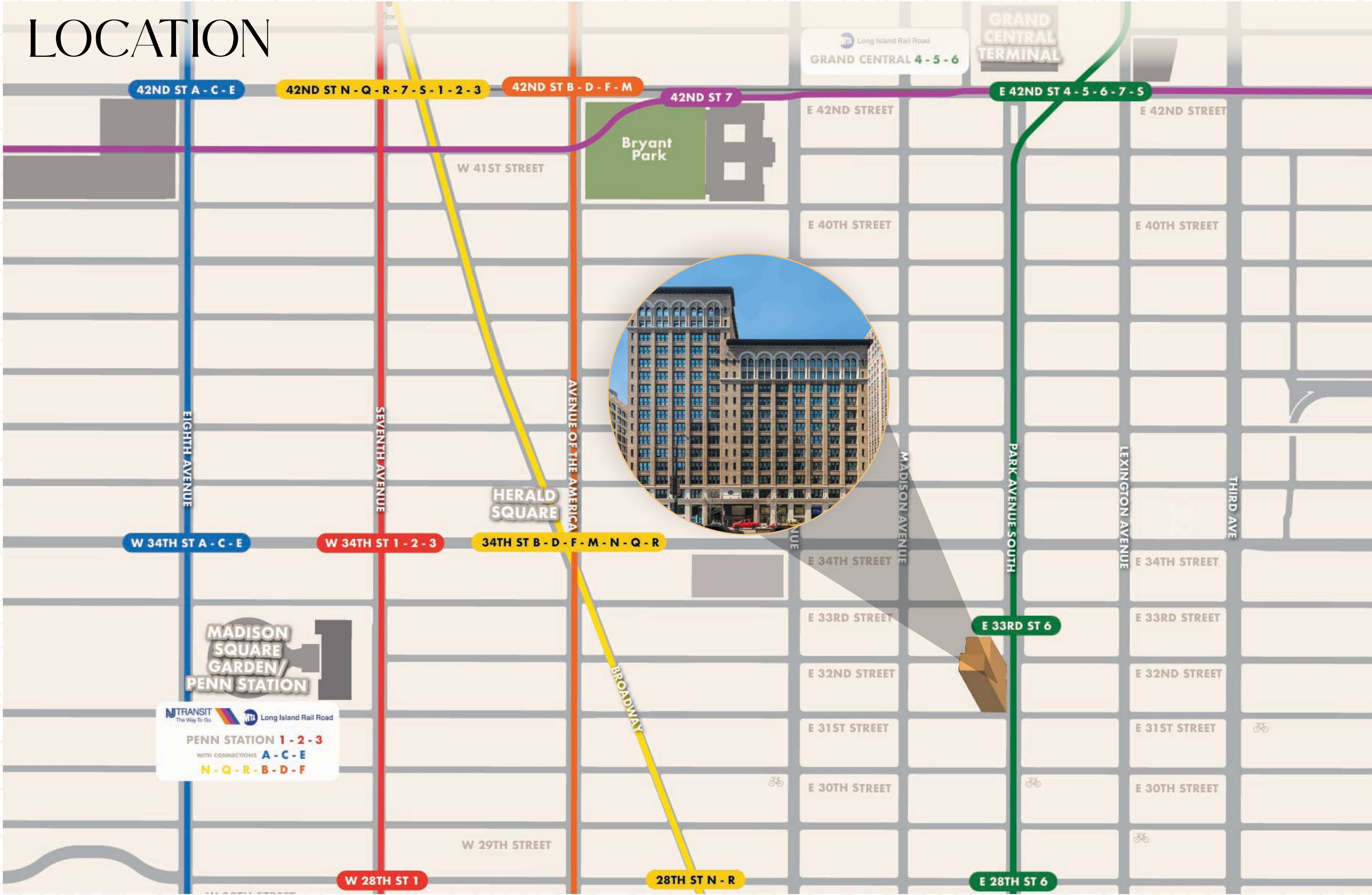


Moss Wall



Outdoor Patio

LOCATION



BUILDING SPECIFICATIONS

LOBBY

Entrance on Park Avenue South.
24/7 tenant access.
Access to ground floor amenity.

ELEVATORS

Passenger elevators: 3 in the North building and 3 in the South building.
Freight Elevators: 1 in the North building and 1 in the South.

FREIGHT ENTRANCES

1 Entrance for North Building on 32nd Street & 1 Entrance for South Building on 31st Street.

HVAC

Air-cooled packaged units (South Building - South Building - 25 tons, North Building - 25 tons). Steam provided by building boiler.

ELECTRIC

6W per usable square feet (exclusive of HVAC).

TELECOM/CATV

- Cogent
- Spectrum
- Verizon

OTHER SYSTEMS AND FACILITIES

Security desk attended 24/7. Lobby monitored by CCTV. 24/7 key card access.

LIFE/SAFETY

Class E fire alarm system.

STORAGE

Below grade storage can be made available.

470 PARK AVENUE SOUTH

OWNERSHIP



LEASING



MAC ROOS

Vice President
mac.roos@colliers.com
212.716.3827

JESSICA VERDI

Vice President
jessica.verdi@colliers.com
212.716.3692

RACHEL KIRKHAM

Senior Associate
rachel.kirkham@colliers.com
212.716.3544

MICHAEL COHEN

Tri-State President

ANDREW ROOS

Vice Chairman