

2 PARK  
AVE

# A NEW PERSPECTIVE ON PARK AVE

Today's 2 Park combines the character and charm of the building's original Art Deco details with all the comforts and convenience of a contemporary workplace.

With a new hospitality-inspired amenity program and range of spaces for companies large and small, we're checking all the boxes to bring you a reimagined office experience in one of the city's best locations.



# LARGE FLOOR PLATES

up to 50,000 RSF, phased expansion possible





# FLEXIBLE, CENTER-CORE FLOOR PLATE

ideal for open-plan and office-intensive layouts

2 Park is home to a brand new collection of elegantly designed, thoughtfully executed amenities far beyond those of NYC's leading office buildings. Engage employees and build your company culture with additive third spaces for connection and growth right outside your office door.



# A 2 PARK FOR TODAY'S WORKFORCE



## CONFERENCE CENTER

multiple-sized conference rooms, including a 150-person multipurpose room, with coffee bar, relaxed seating and gathering areas, and catering kitchen



# PENTHOUSE LOUNGE

with coffee bar, pool table, bar area with TVs,  
and several seating areas

# PENTHOUSE TENANT TERRACE

overlooking Midtown and Park Ave

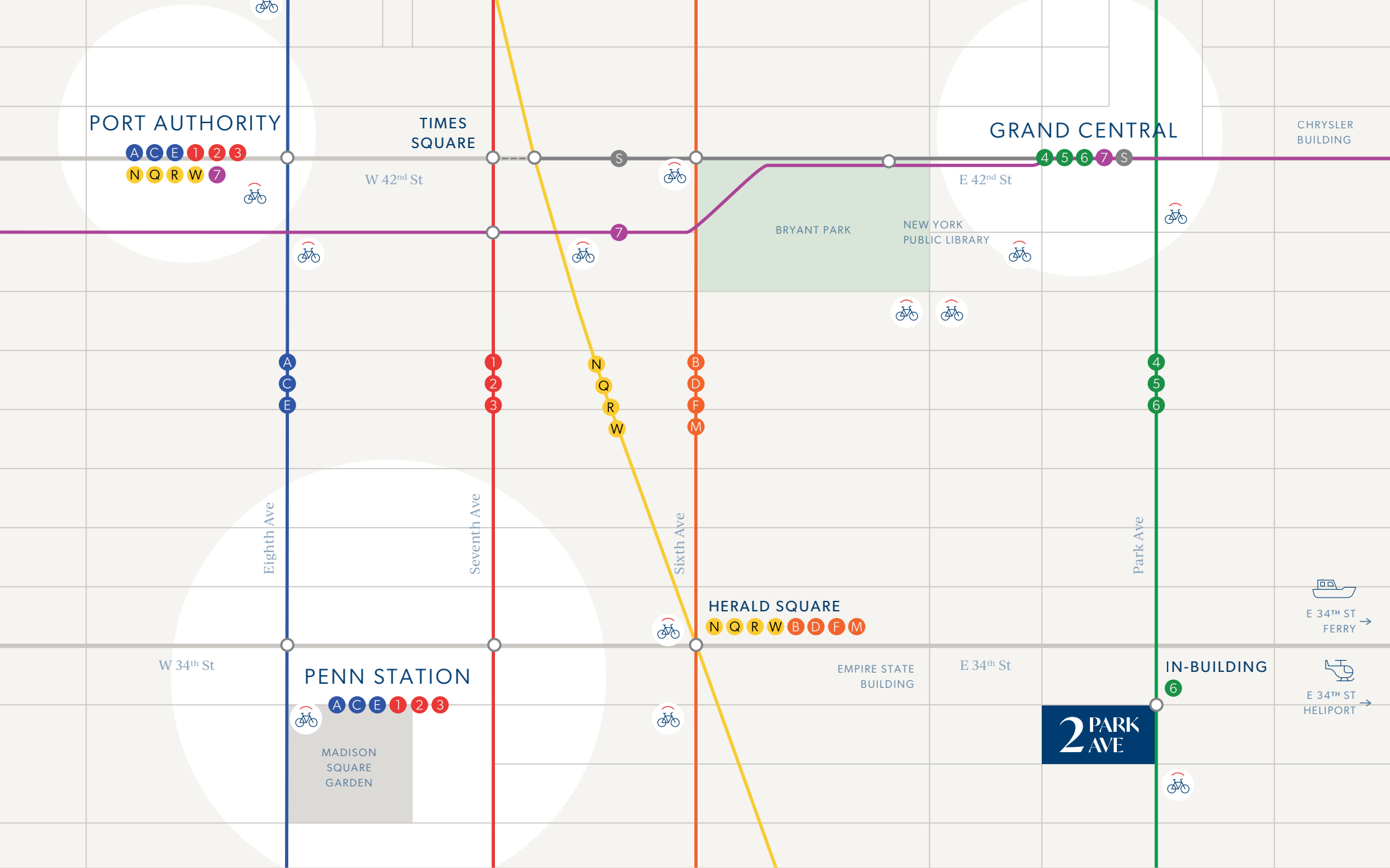




# NONSTOP CONVENIENCE



2 Park's centralized location between Grand Central and Penn Station offers a nonstop commute across 11 subway lines. You'll be at the epicenter of New York's top transit hubs, with a variety of other transportation options easily accessible.



# ACCESS

6 train  
direct access  
from 33rd St

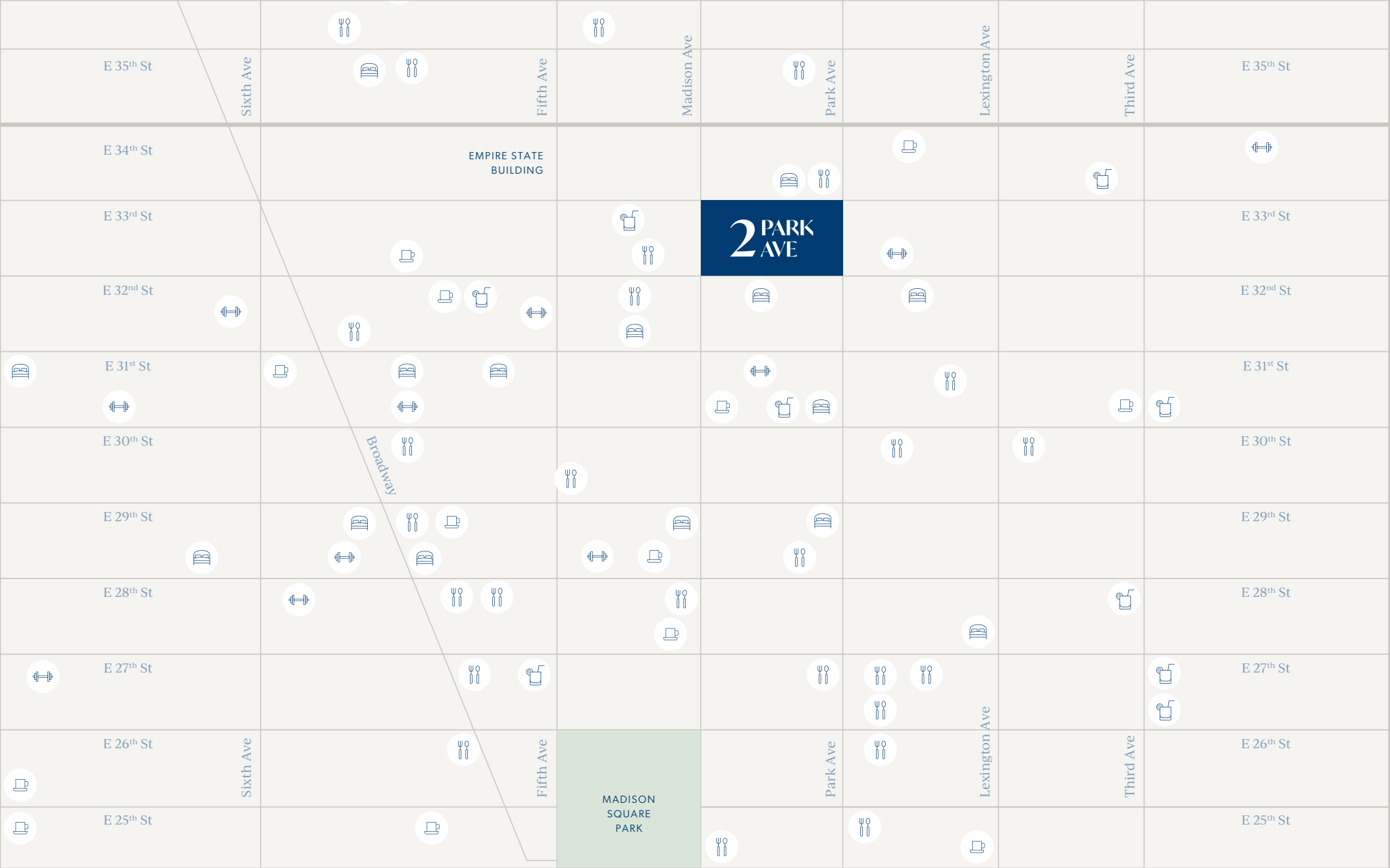
Grand Central  
& Penn Station  
10-minute walk

Bike room &  
parking garage  
on-site

7 Citi Bike  
locations  
within 3 blocks

8 parking  
garages  
within 3 blocks





# NEIGHBORHOOD AMENITIES





1 SUBWAY STOP FROM GRAND CENTRAL



DIRECT ACCESS TO THE 6 TRAIN



10-MINUTE WALK TO PENN STATION



CONVENIENT GRAB-N-GO OPTIONS



MADISON SQUARE PARK



POPULAR GROUND-LEVEL RETAIL

PARK AVENUE TAVERN

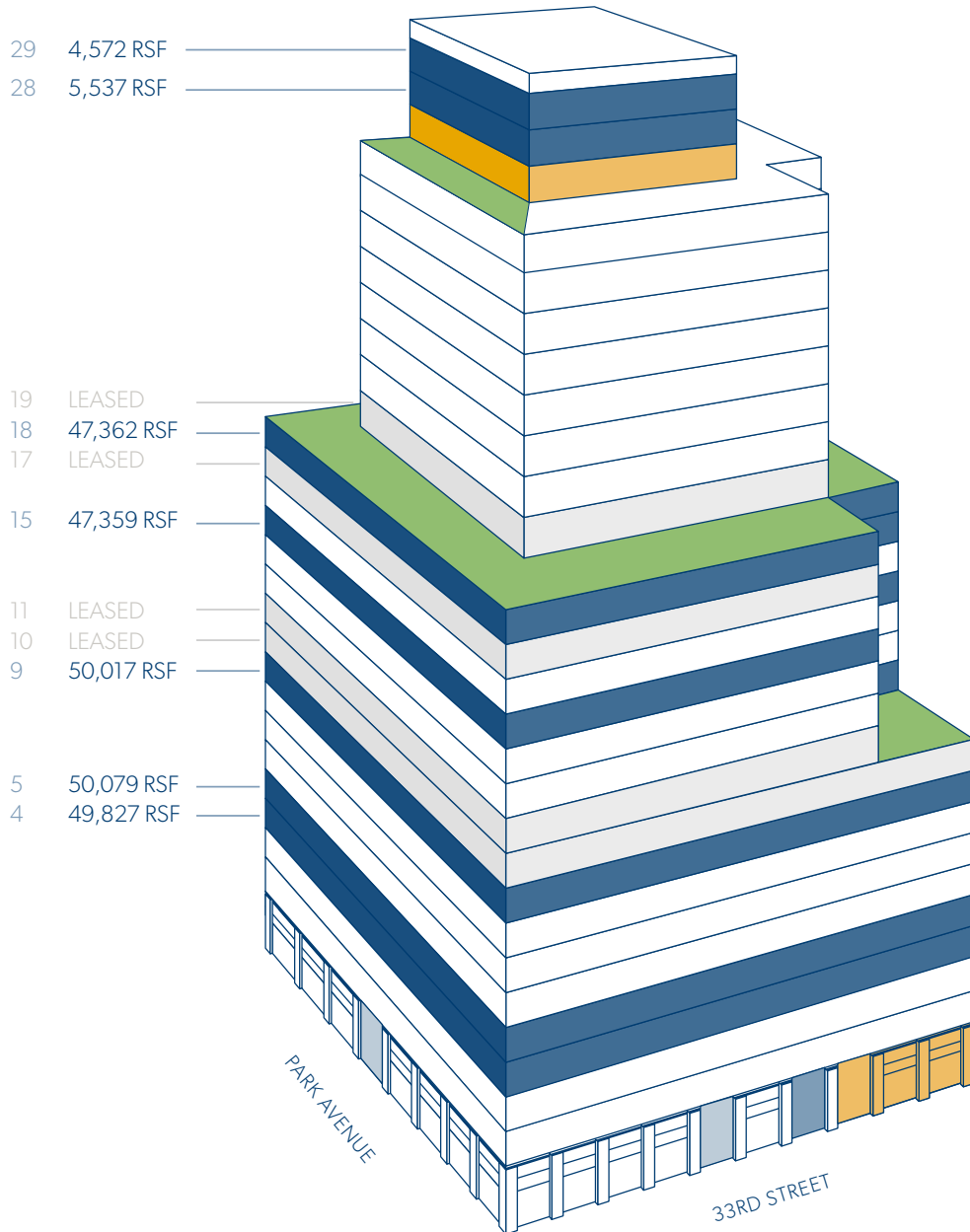


SCARPETTA



LA PECORA BIANCA





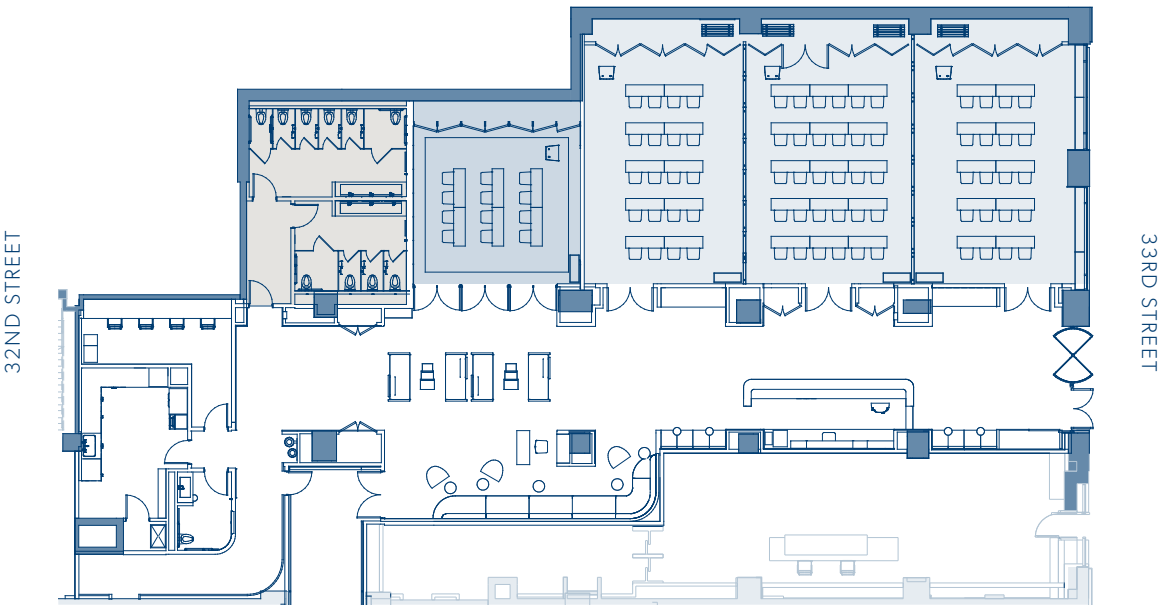
# A 2 PARK FOR EVERY PURPOSE

Choose from a unique range of available spaces, from the 29th-floor jewelbox penthouse to some of the largest base plates in the area.

- ◆ Terraces
- ◆ Main entrances
- ◆ Private entrance
- ◆ Amenities

# GROUND FLOOR

LOBBY & CONFERENCE CENTER



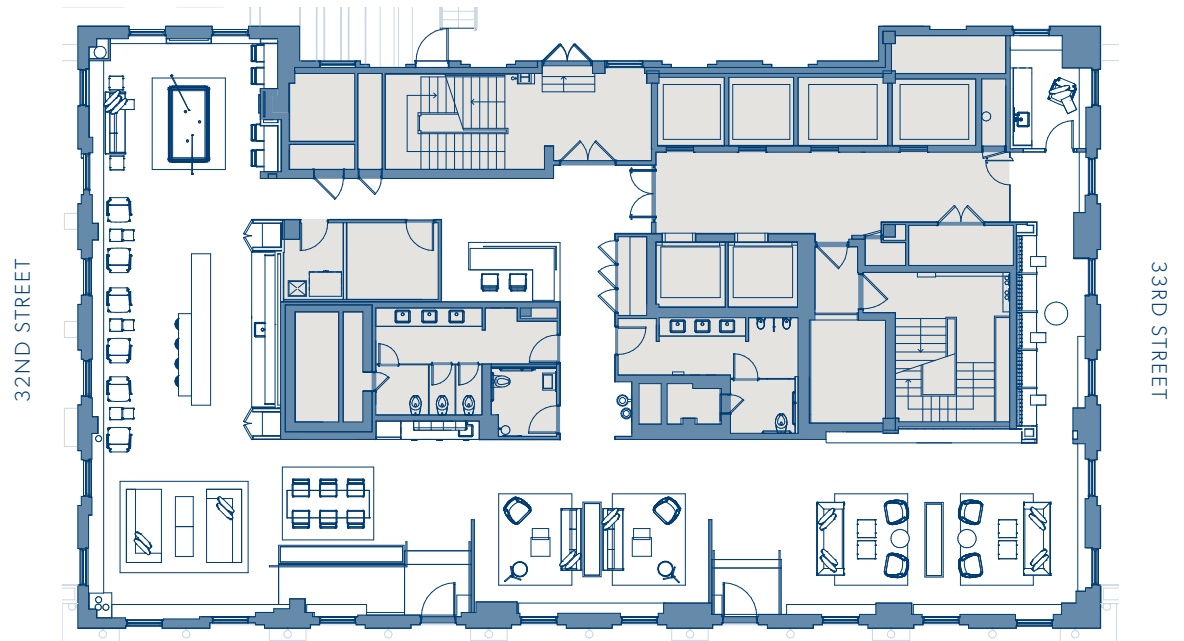
PARK AVENUE





# 27TH FLOOR

PENTHOUSE TENANT  
LOUNGE & TERRACE



PARK AVENUE

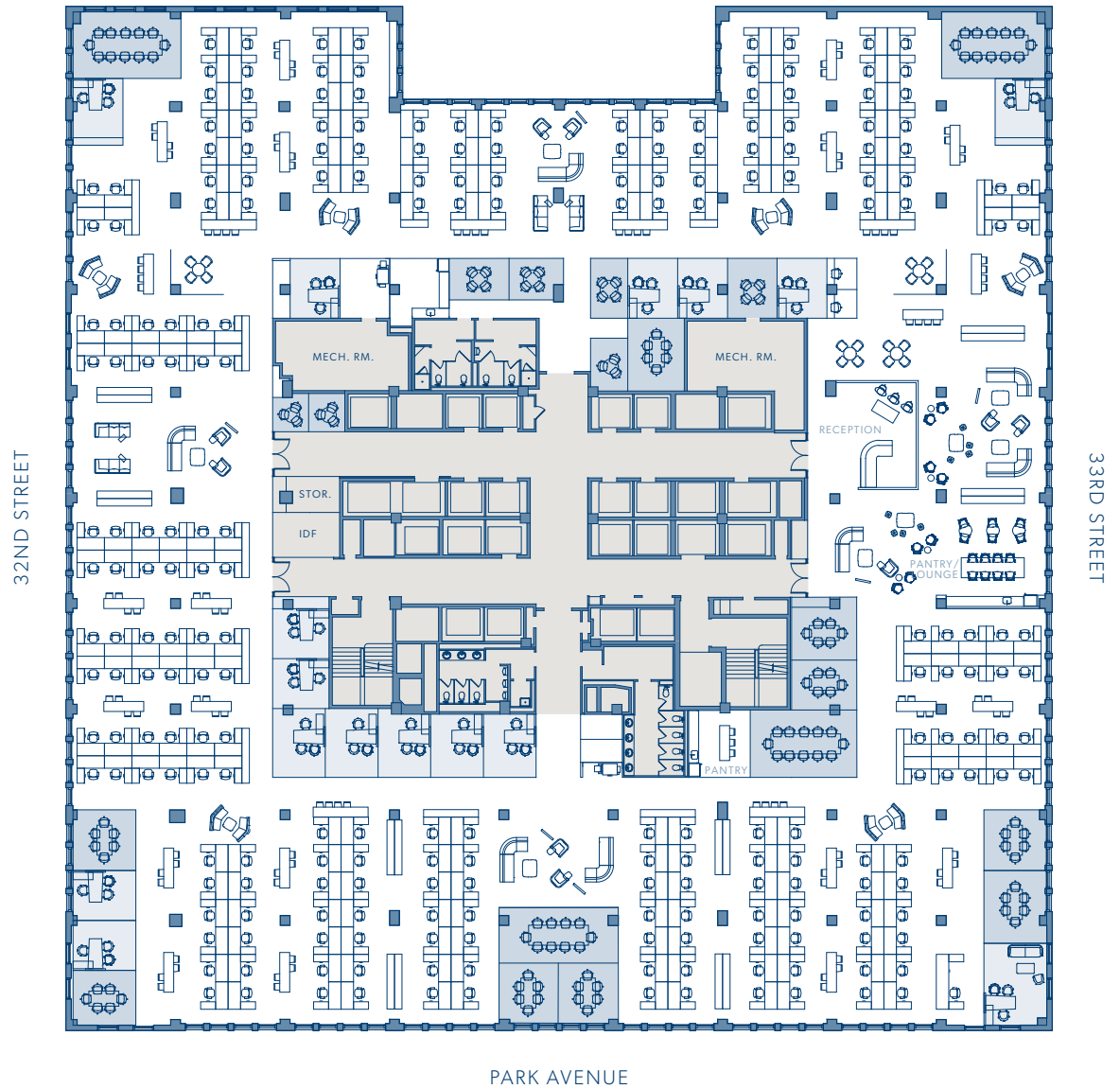


# 9TH FLOOR

## OPEN FLOOR PLAN

50,017 RSF  
floor plate

248  
total seats



- ◇ Private office
- ◇ Conference room
- ◇ Core

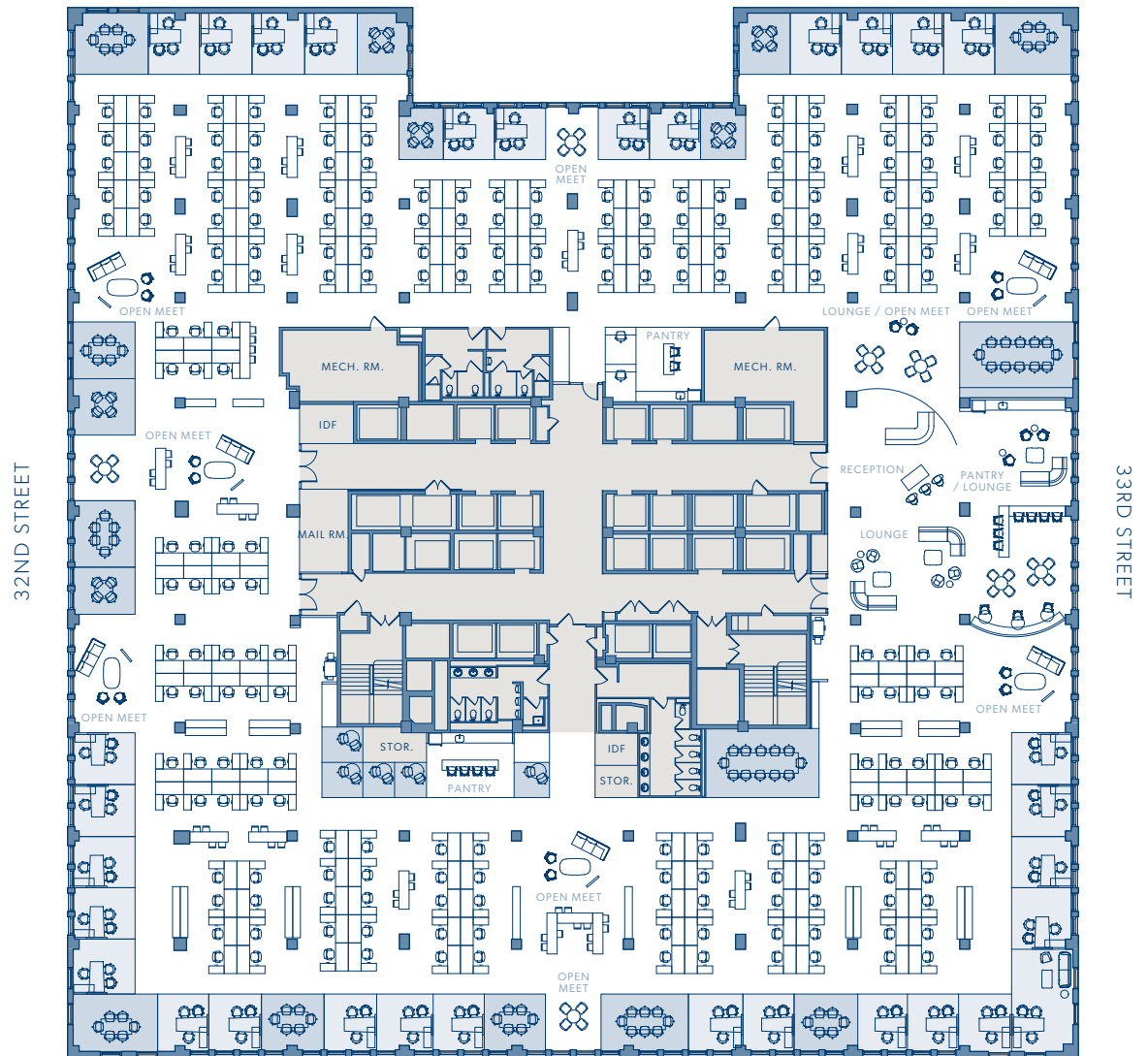


# 9TH FLOOR

## OFFICE INTENSIVE PLAN

50,017 RSF  
floor plate

248  
total seats



- ◇ Private office
- ◇ Conference room
- ◇ Core

PARK AVENUE

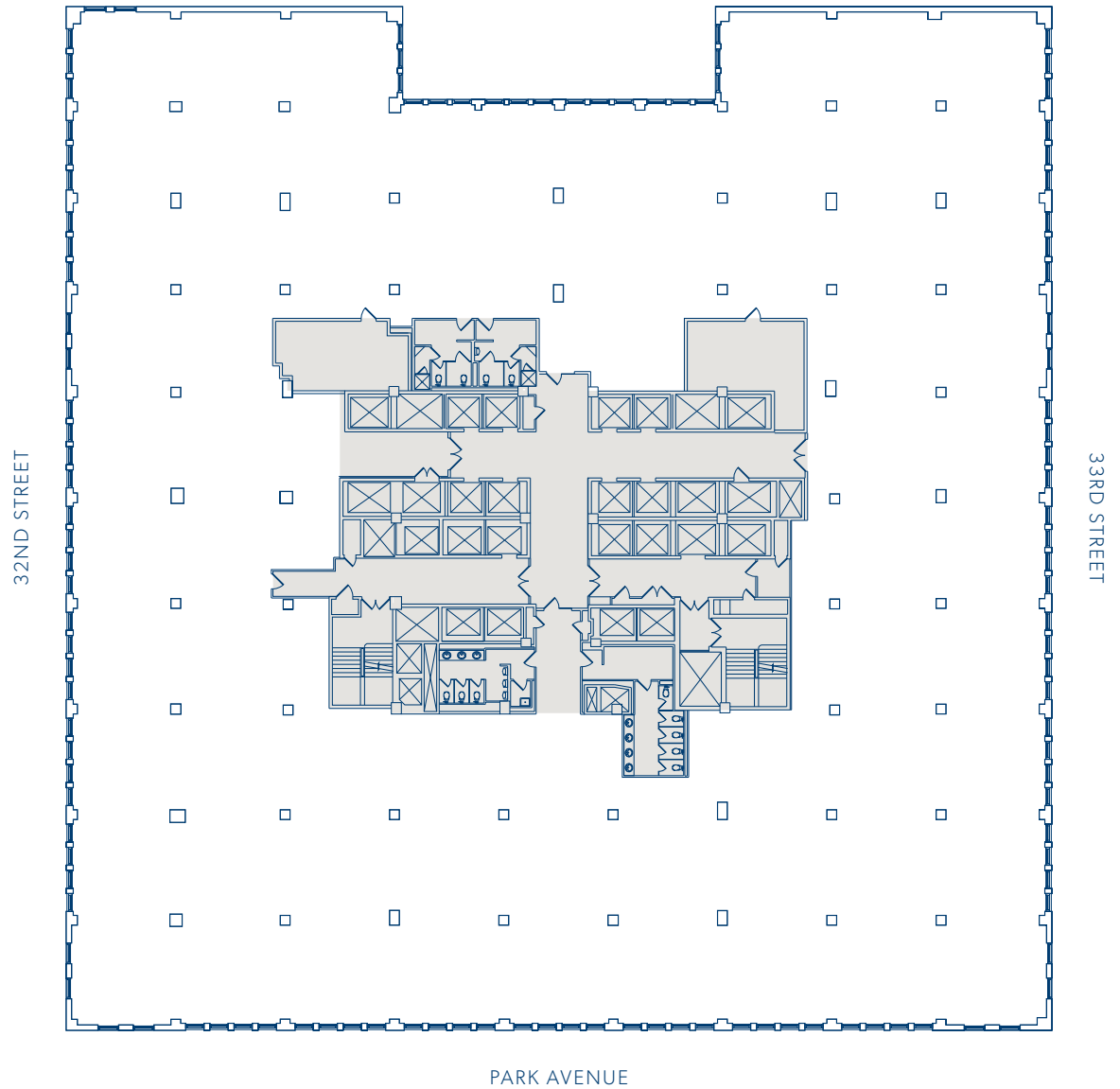


# 9TH FLOOR

CORE & SHELL

50,017 RSF

floor plate

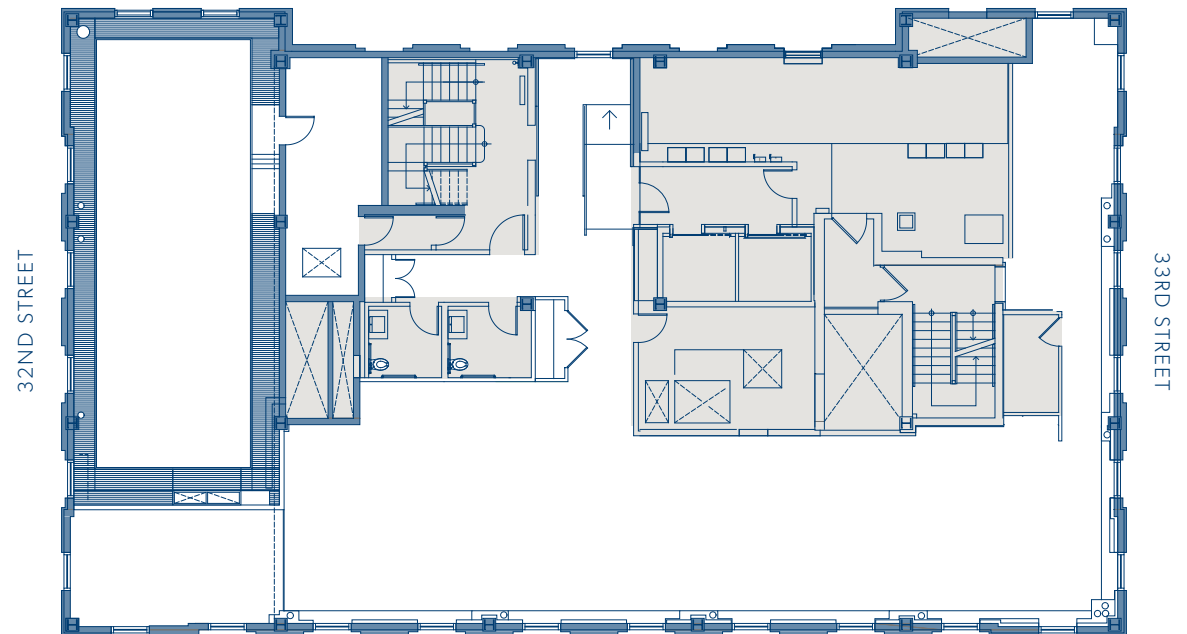


# 29TH FLOOR

CORE & SHELL

4,527 RSF

floor plate



PARK AVENUE





### Range of floor plates

support a variety of layouts  
and increase privacy



### Building-wide amenities

offer flexible third spaces for  
work and relaxation



### Private lobby opportunity

gives you greater control  
of your space



### WiredScore Gold Certified

supports seamless  
digital connectivity



### 2,400 SF outdoor terrace

offers a breath of fresh air  
throughout the day



### Touch-free elevator with destination dispatch option

reduces contact from entry to office



### Bike room & parking garage

provide alternative  
transportation options

# A NEW PERSPECTIVE ON WORKPLACE WELLNESS

# BUILDING SPECS

## OWNER

---

PPF OFF 2 Park Avenue Owner, LLC

## MANAGER

---

Cushman & Wakefield

## LOCATION

---

Park Avenue between 32nd and 33rd Street

## HISTORY

---

Built in 1928

## HEIGHT

---

29 Floors plus 1 below grade.(No floor 13)

## BUILDING OPERATING HOURS

---

24 hours a day, 7 days a week

## HEATING

---

The heating system runs on Con Edison steam. Con Edison high pressure steam enters the building via two metering and pressure reduction stations through an 8" main in the basement. One station serves two steam-to-water domestic heaters with a two-stage pressure reduction station, reducing steam from 150 to 40 to 20 psi. The secondary steam consists of an additional two-stage pressure reduction station, reducing steam from 150 to 35 to 9 psi. Steam is supplied to approximately 3,000 perimeter cast iron radiation units on all floors for heating. Supplemental heating is provided via electrical resistance heating coils within packaged air conditioning units on each floor.

## HVAC

---

Cooling is provided by water and air-cooled packaged air conditioning units on each floor. There are two 5,250 gpm and two 2,650 gpm split case air conditioning current driven condenser water pumps beneath the cooling tower. The condenser water system supplies 157 multiple water cooled air conditioning units located throughout the building on all floors. Each floor averages between two and four self-contained package units.

## LOBBY

---

Cooling is provided by two 15 ton Carrier water-cooled reciprocating chillers located in the basement that operate with R-22 refrigerant. Chilled water is delivered to two lobby air handling units by integrated chilled water pumps. One of the chillers is used during peak demand for supplemental cooling. Condenser water for the chillers and AHUs serving the building is delivered from the main cooling tower by six pumps. The pumps are manufactured by Ingersoll-Rand and Paco, have rated capacities of 1,800gpm and are driven by 40, 50 or 75 hp motors.

Air distribution and ventilation is provided by the fresh air intake of the air handling units throughout the building and three outside air intake supply fans located on the 2nd floor and main roof. The roof fan supplies fresh air down to the 16th floor and the basement fans supply air up to the 15th floor. Two rooftop exhaust fans provide ventilation of the bathrooms. The kitchen exhaust fan for the exhaust hood of the restaurant is located on the 27th floor roof.

Base Building HVAC Hours: Mon.-Fri. 8:00am – 6:00pm

## ELECTRICAL

---

Con Edison provides electric service via four incoming main services rated at 110/208 volt, 3 phase, 4 wire service with total amperage of 28,000 amps. Tenant usage is sub-metered. The property can provide tenants with eight watts per usable square foot over and above that which is used for package units. All services are individually metered and totaled at a master meter. Each service utilizes a 4,000 amp main disconnect switch and fuse arrangement. Service is distributed via live front panel type switchboards with branch circuits rated for the load. The branch circuit feeders, in general, are copper with rubber type insulation. The panel boards are switch and fuse combination type with live bus arrangement. Each floor from 1 to 17 has two electrical closets and 18 and above has one electrical closet per floor.

## LIFE-SAFETY

---

The building is equipped with a back-up battery for the Class E system and all stairwells are equipped with fluorescent fixtures with battery back-up.

The building has a fully automated computerized fire and smoke detection Class E system manufactured by Simplex

located in the building lobby along with elevator recall and central station tie-in. The fire alarm system consists of detectors, pull stations and audible/visual floor alarms. There is a two-way fire warden phone on each floor.

Fire protection consists of a fire standpipe and a sprinkler system installed throughout the building. The fire standpipe is served by a 3,500 gallon fire reserve in each house tank on the 14th and 29th floors. A 750 GPM Dayton Dowd fire pump with 150 hp electric motor is located in the cellar and serves the standpipe system. The standpipe system can also be supplied by three fire department connections on Park Avenue, 32nd and 33rd Streets. Hose valves and hose racks are provided in stairwells where the standpipe risers are located. A 55,000 gallon storage tank located on the 29th floor serves the sprinkler system for the 14th floor and below. Three 9,000 gallon pressure tanks totaling 27,000 gallons serve the sprinkler system for the 15th floor and above. A fill pump in the cellar maintains the levels required for the sprinkler reservoirs.

## SECURITY

---

24 hour 7 days a week uniformed guard service. Deliveries are received through the loading dock and freight elevator. Messengers are sent to a separate messenger center accessed by an external stairway. A state-of-the-art card access and turnstile system was installed in 2006. Closed circuit television cameras are installed and utilized throughout the building with monitors in the lobby and building office. Monitoring can also be done off-site via the internet.

## TELECOM/CABLE/INTERNET

---

Providers include Verizon, Cogent Communications, Century Link, Crown Castle Fiber, Spectrum and Zayo Group.

## PARKING

---

44 space parking garage. Space available upon request and executed parking agreement with ownership. Payment billed via Monthly Rent Statements.

## CEILING HEIGHTS

---

The slab-to-slab ceiling height on grade level is slightly in excess of 20 feet. The slab-to-slab ceiling height on all floors with a typical finished ceiling is 8'6".

## LOADING DOCK

---

All deliveries for both the office and retail tenants are made through the loading dock located on the 32nd street side of the building. Trucks enter through a ramp that leads down to the three-bay loading dock. As a result, the property enjoys the benefit of the loading dock not being visible from the street. There is direct access to the freight elevator and the building from the loading dock and parking garage.

## DOMESTIC WATER

---

Domestic water is provided via two 4" and two 2" mains entering at the basement level on 32nd and 33rd Streets. Water is pumped by two house pumps to two steel tanks located in the mechanical section of the penthouse and the 14th floor mechanical room. The storage tanks have the following capacities: one 50,000 gallon fire sprinkler reserve tank, one 15,000 gallon tank which includes a 3,500 gallon reserve for the standpipe, three 9,000 gallon pressurized tanks for the sprinkler system and one 6,000 gallon tank located on the 14th floor which includes a 3,500 gallon reserve for the standpipe system. Distribution is by gravity flow. The cold water risers are galvanized pipe, the hot water risers are brass pipe and roughing piping is copper tubing.

Domestic hot water is produced by two indirect steam heat exchangers located in the sub-basement. The heat exchangers are low pressure, low profile type manufactured by Leslie and mounted on integrated steel frame supports. In-line pumps provide circulation of domestic hot water. The sewer system consists of a combined sanitary/storm system. Piping is of hub and spigot cast iron.

Sewage is discharged into the city system under 32nd and 33rd Streets exiting the building at basement level. One sump pump pit with dual pumps is located in the sub-cellar draining the parking garage and access ramp. Two sewage holding tanks are located in the sub-cellar and there are two ejector pumps in the cellar.

2 PARK  
AVE

EXPERIENCE THE  
REIMAGINED WORKPLACE

TARA STACOM  
212.841.7843  
[tara.stacom@cushwake.com](mailto:tara.stacom@cushwake.com)

PETER TRIVELAS  
212.328.4205  
[peter.trivelas@cushwake.com](mailto:peter.trivelas@cushwake.com)

MITCHELL ARKIN  
212.841.7522  
[mitchell.arkin@cushwake.com](mailto:mitchell.arkin@cushwake.com)

MIKE TRANFALIA  
212.841.5981  
[michael.tranfalia@cushwake.com](mailto:michael.tranfalia@cushwake.com)



[TWPARKAVE.COM](http://TWPARKAVE.COM)