

THREE SIXTY

PARK AVE SOUTH

AN ENTIRE BUILDING OF 461,500 RSF DESIGNED TO INSPIRE

360 Park Ave South is built for new economy companies—those looking for a new place to call home, those who want to be part of Midtown South’s creative village, those who are employee-centric, and who understand the value of a complete office solution.

**A NEW AND IMPROVED 360 PARK
AVE SOUTH IS ARRIVING IN 2022.**





CALIBRATED TO CONNECT

SPACE THAT FITS THE WAY YOU WORK

Office design is evolving in a search for increased sight lines and interconnectivity, and 360 Park Ave South is evolving alongside it. Our thoughtful redesign of vertical circulation efficiently integrates the entire building, and reconnects employees that would otherwise be an elevator ride away.

THE TOTAL BRAND EXPERIENCE

High visibility makes for high brand awareness—multiple lobby entrances and ground level amenity/concourse space allows for a street presence that’s second to none.

23,792 SF TO MAKE
YOUR OWN

2 DEDICATED ENTRANCES
ON PARK AVE S & 26TH ST



LOBBY EXTERIOR





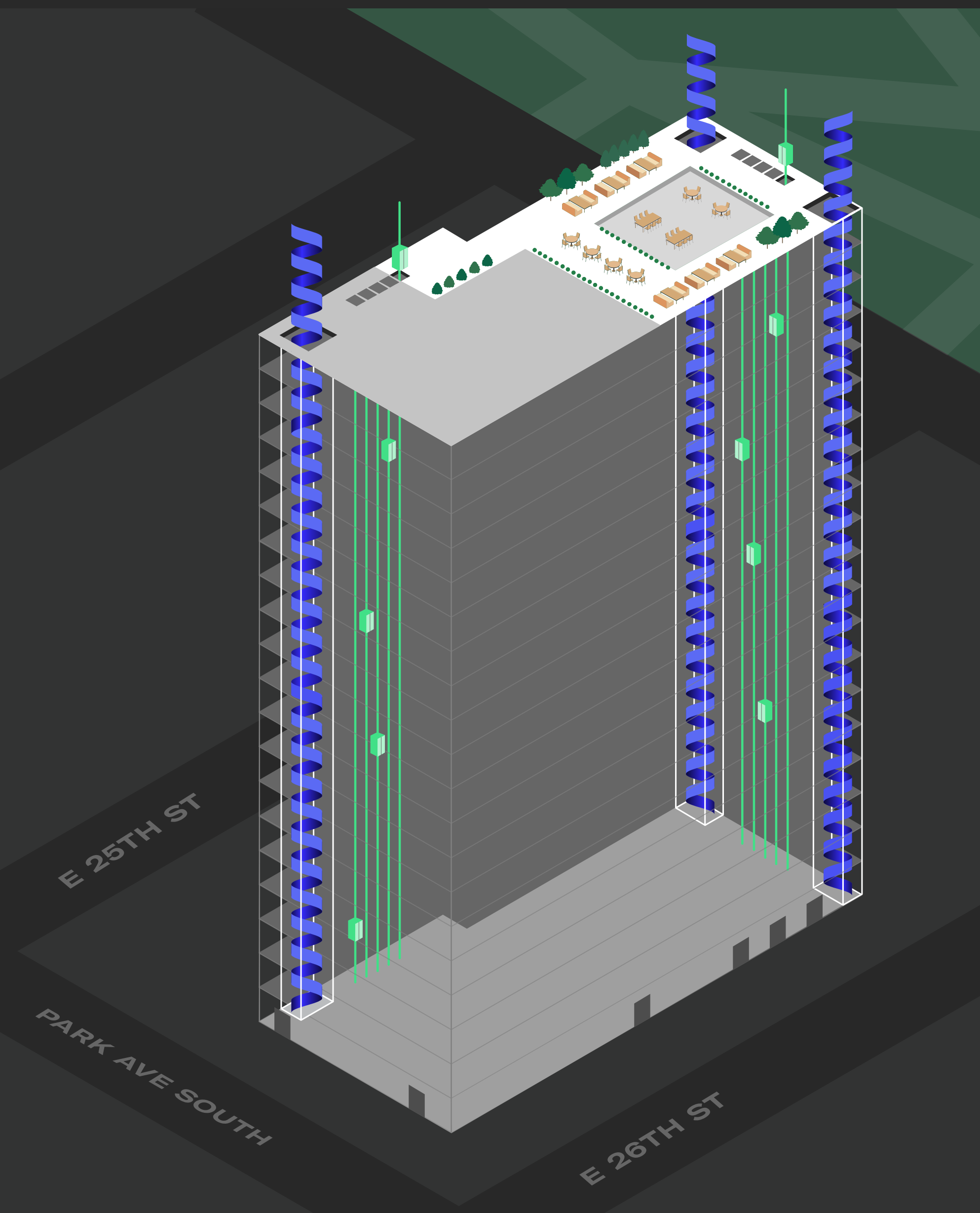


YOUR OFFICE, UPGRADED.

Wide open floors improves layouts and allows
for densification and sight lines.







A STREAMLINED BUILDING ECOSYSTEM

461,500

RSF THE ENTIRE BUILDING OPEN FOR THE TAKING

23,038+

SF OF OPEN, CONNECTED SPACE ON EVERY FLOOR

20

EXPANSIVE FLOORS PERFECT FOR ANY TEAM

12'10"-18'

HIGH CEILINGS ON EVERY FLOOR

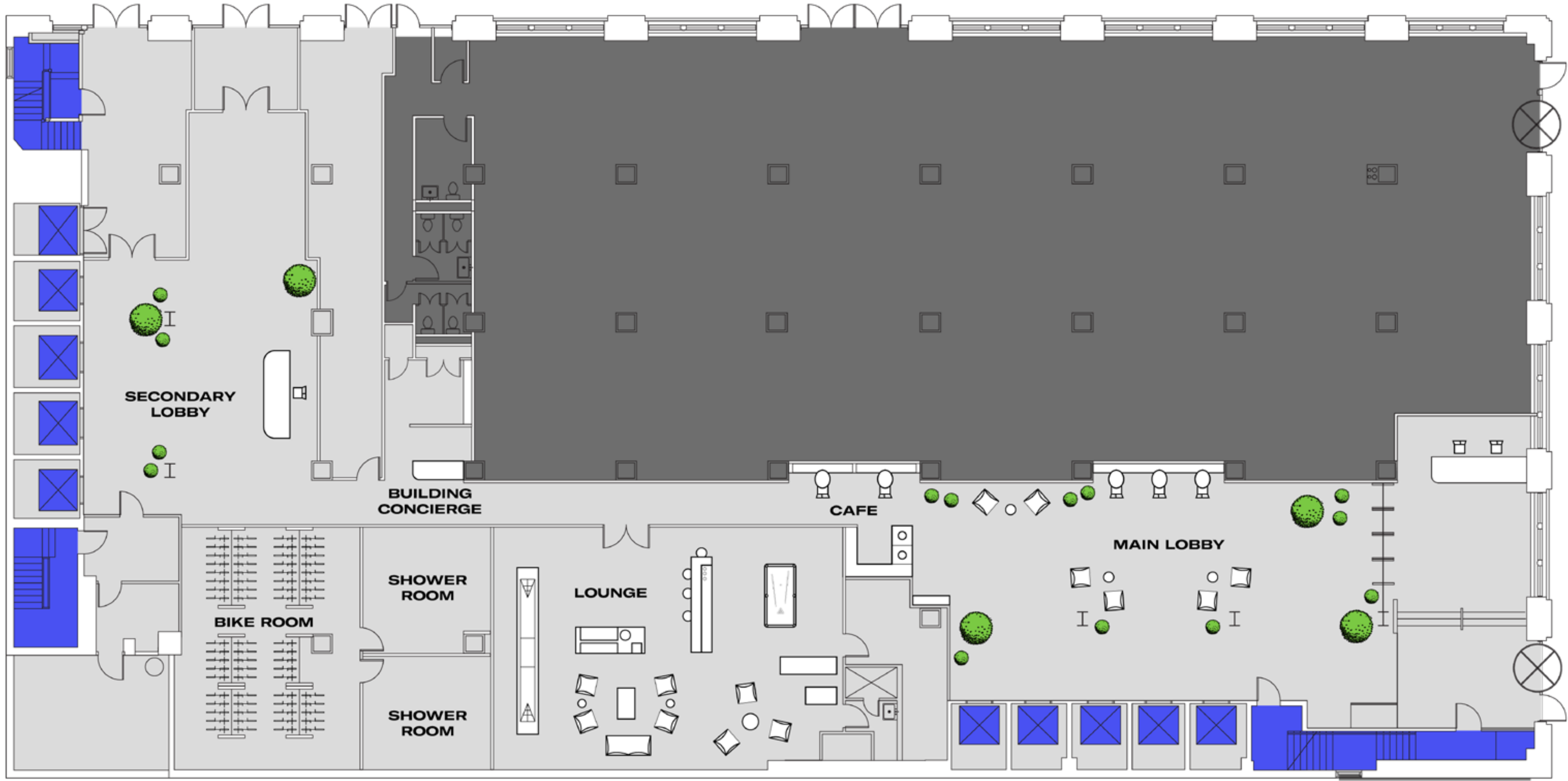
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ELEVATORS CONNECTING THE ENTIRE BUILDING
(PLUS AN ADDITIONAL SERVICE ELEVATOR)

E 26TH ST



PARK AVE S



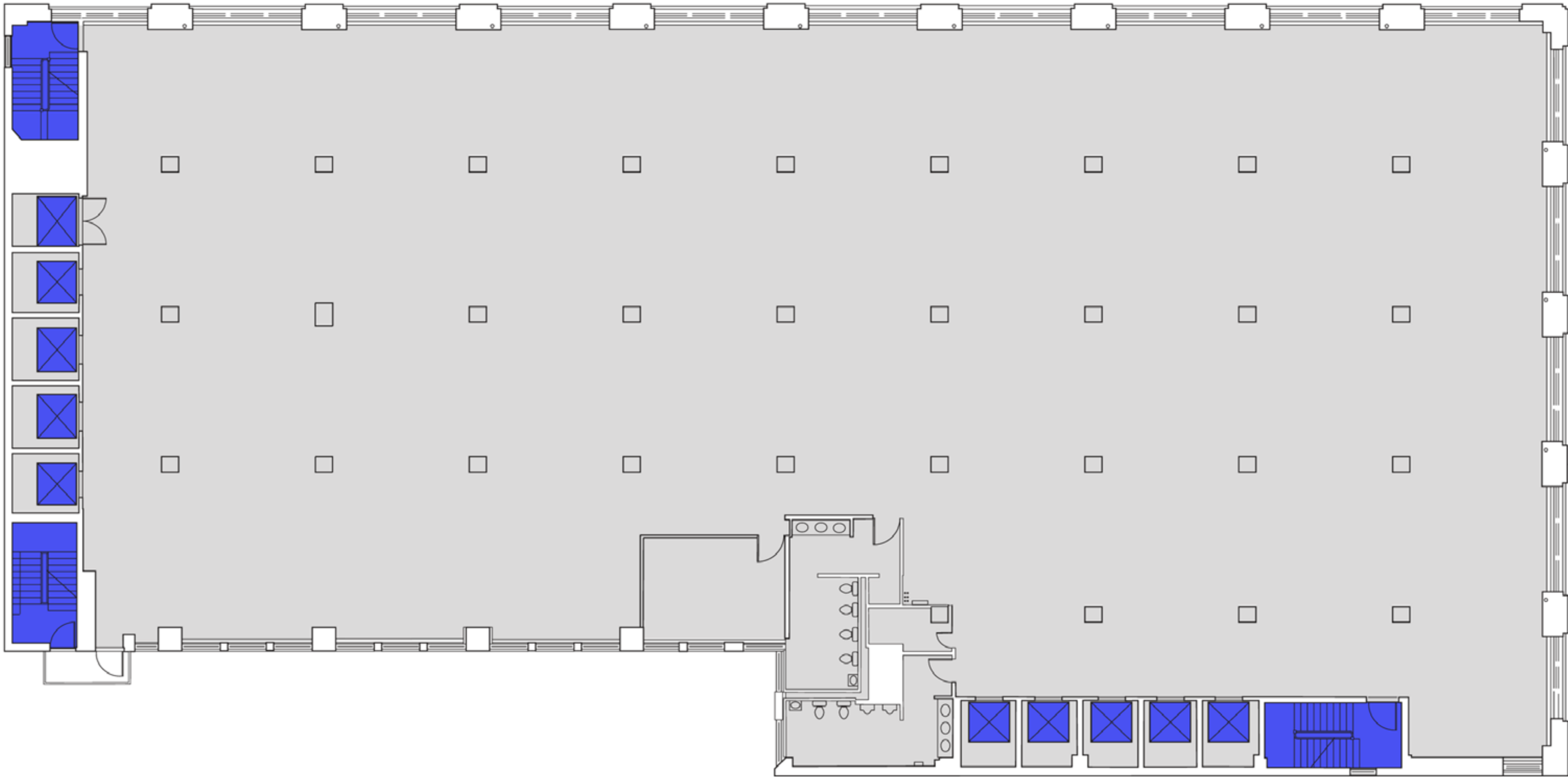
LOBBY FLOOR PLATE
11,725 SF (ADDITIONAL 12,067 SF OF CONCOURSE SPACE)

FLOOR 1

E 26TH ST



PARK AVE S



TYPICAL FLOOR PLATE
23,038 SF

FLOOR 2-20

E 26TH ST



PARK AVE S

RSF: 23,038
TOTAL POPULATION: 211 PEOPLE
RSF/PER PERSON: 109

- | | | |
|---|---------------------|-------------------------------|
| 1. 8-10 Person Meeting – QTY: 2 | 6. Coffee Bar | 11. Men's Restroom |
| 2. 3-4 Person Meeting – QTY: 2 | 7. Mother's Room | 12. Women's Restroom |
| 3. 1-2 Per. Phone Rooms – QTY: 5 | 8. Copy/Print | 13. Single Occupancy Restroom |
| 4. Break-Out / Hot-Desking Areas – QTY: 6 | 9. MDF Closet | 14. Freight Lobby |
| 5. Workstations (60"X32") – QTY: 211 | 10. Electric Closet | 15. HVAC |

E 26TH ST



PARK AVE S

STEAL AWAY TO THE ROOFTOP, 365 DAYS A YEAR.
5,015 SF

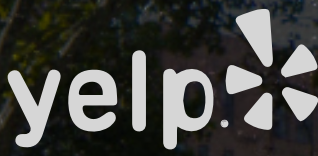
ROOF

NEIGHBORHOOD

YOUR OFFICE, ENERGIZED

RUB SHOULDERS WITH THE TOP DOGS

What else can be said about Midtown South that hasn't already been said? Diverse, great lifestyle balance, and you'll find everyone from start-ups to the VCs that start up those start-ups.



FORTUNE 500 COMPANIES

DINING OPTIONS WITHIN 10 MIN

200

STEPS TO THE 6

MAJOR PARKS WITHIN 10 MIN WALK



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PARK AVE SOUTH

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CBRE

BUILDING SPECIFICATIONS & FEATURES

LOCATION

Southwest corner of Park Avenue South and East 26th Street,
Midtown South office district, NYC

ZONING

C5-3 Commercial

SIZE

20 Floors above grade plus basement space

WINDOWS

North elevation: Floors 3 through 20 have 30 windows per floor.
The 2nd floor has 10 windows. East elevation: Floors 3 through 20
have 15 windows per floor. The 2nd floor has 5 windows. South
elevation: Floors 16 through 20 have 10 windows in total. Floors 2
through 15 have eight windows.

CEILING HEIGHTS

Typical slab to slab ceiling heights are approximately 12'-10".
Ceiling heights on the 20th, 2nd, 1st floors and basement are
approximately 17' to 18'.

FLOOR PLATES

23,038 square feet per floor

FLOOR LOAD CAPACITY

Approximately 50 lbs. per square foot

COLUMN SPACING

19'-8" (east to west) x 19'-2" (north to south)

FRONTAGE

200+/- feet of frontage on the south side of East 26th Street
and 98.9+/- feet of frontage along the west side of Park Avenue South.

ELECTRIC SERVICE

480V/200A each floor. Additional power has been provided to the 2nd,
3rd, 5th and 16th floors.

LIFE SAFETY

Full sprinkler coverage

ELEVATOR

The Park Avenue South lobby is serviced by five 3,600-lb. capacity
passenger elevators. The elevator bank is accessed from 26th Street
and has four 3,600-lb. capacity passenger elevators. The freight
elevator located off East 26th Street has a 4,000-lb. capacity and is
manually operated. A comprehensive elevator modernization project
was completed in 2015. The 11th floor serves as a transfer floor and is
serviced by both elevator banks.

HVAC

The HVAC systems in the building consists of Central Plant with two (2)
640 Ton High Pressure Steam Absorption Units. Each floor contains a
sixty (60) Ton AHU system and BMS System. The existing Cooling Towers
are sufficient to supply CW for Tenants Supplemental A/C units,
utilizing Tenants pumps. The building's heating system is Con Edison
Steam which is supplied to each floor's AHU. The building has a
Peripheral HW Heating System.

COOLING TOWERS

The building has three (3) Evapco model AT 114-0724 Cooling Towers.
Each cooling tower is rated for 700 Tons.

DOMESTIC WATER TANKS

The Domestic Water Tank is approximately 10,000 gallons.

BMS SYSTEM

The BMS is an Allerton product and recently had a software upgrade.

ROOF

The main roof and most of the other roof areas are a Firestone
EPDM roofing material.