

MIDTOWN SOUTH'S MOST EXCITING WORKSPACE





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SPACES

NEIGHBORHOOD

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CLASSIC MEETS MODERN

440K RSF

OF PREMIER WORKPLACE IN A PREMIUM LOCATION

23,038 RSF

SIDE CORE FLOOR PLATES

13 = 17''

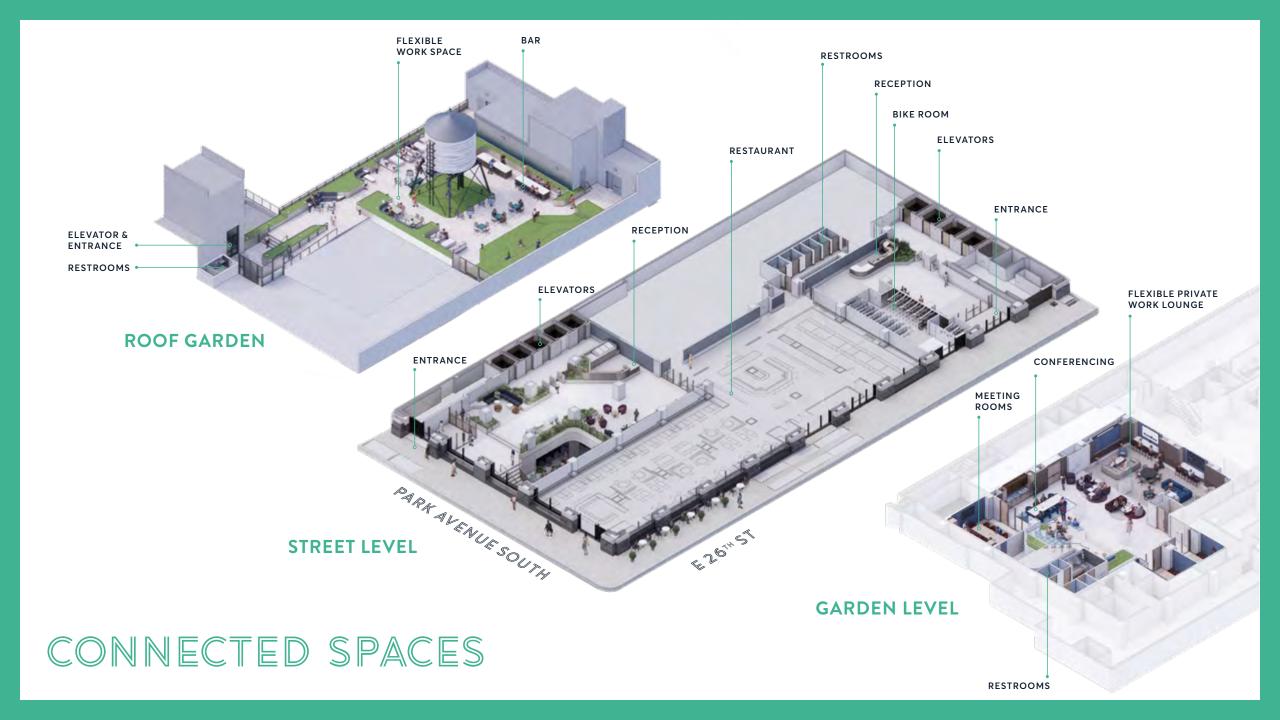
19

FLOORS WITH OPTION FOR MULTI-FLOOR CONNECTION

10 ELEVATORS SERVICING EVERY FLOOR

2

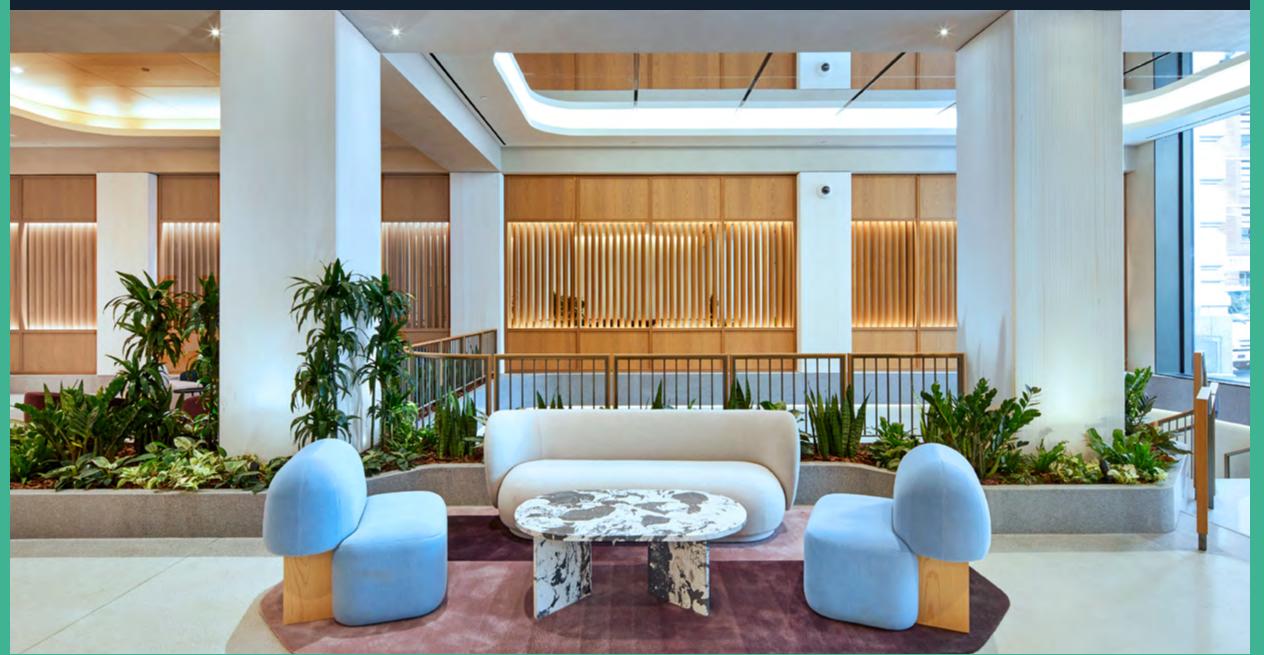
LOBBIES



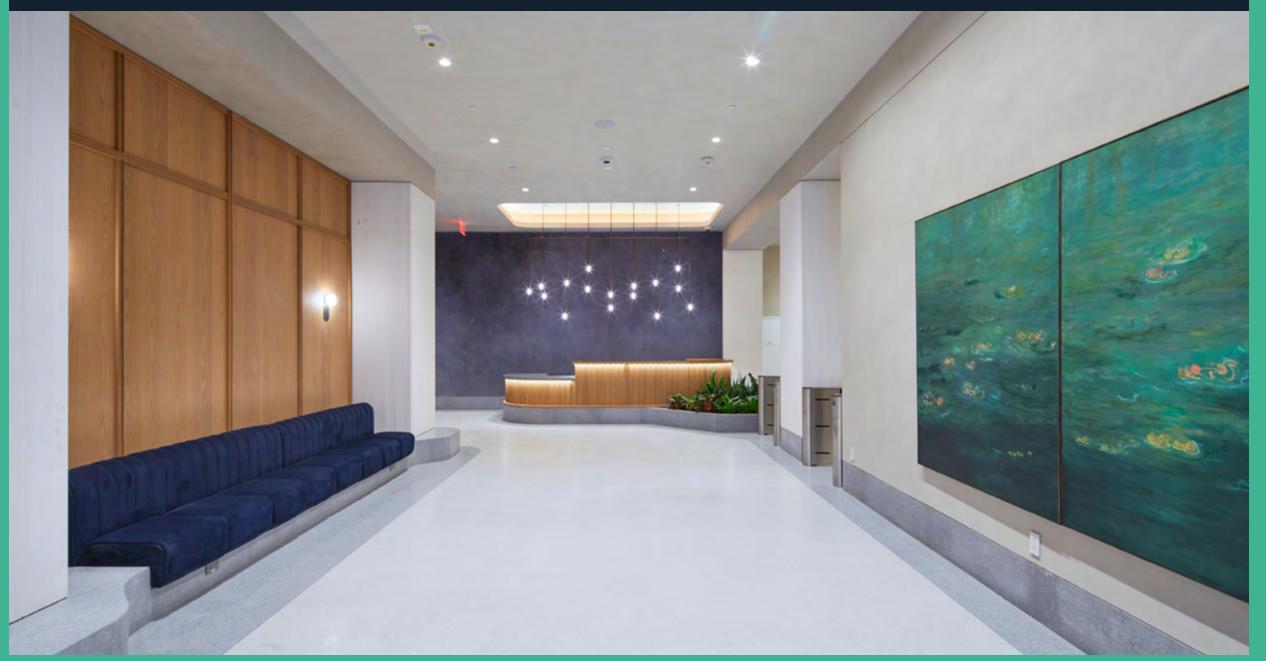




PARK AVENUE SOUTH WORK LOUNGE

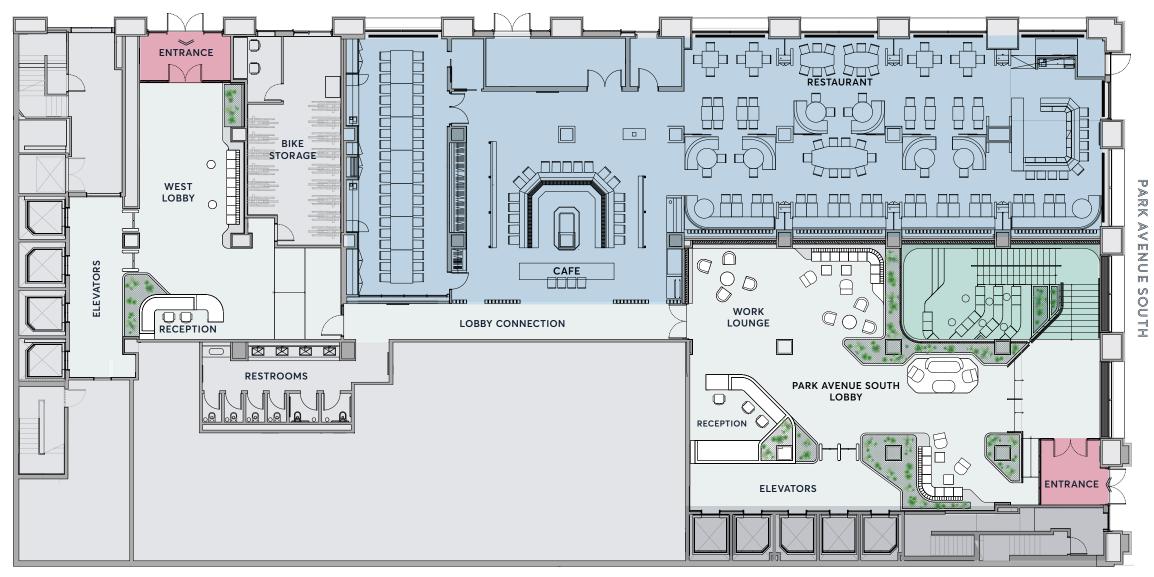


26TH STREET ARRIVAL



DYNAMIC ARRIVAL EXPERIENCE

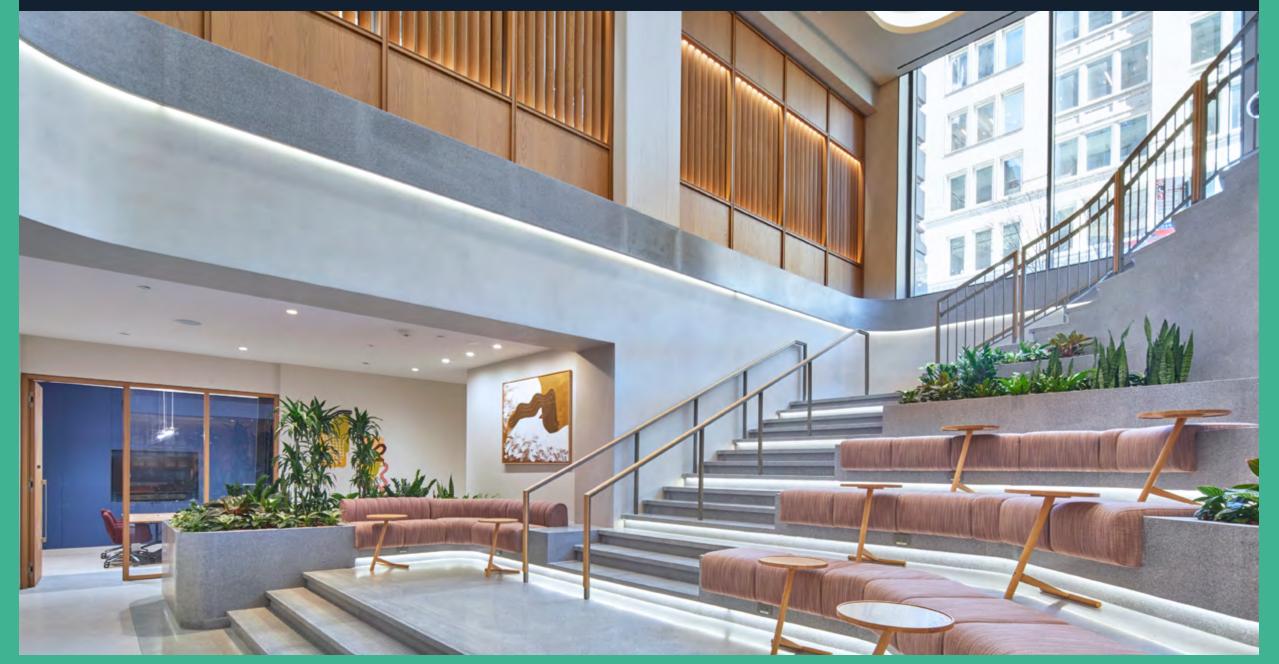
E 26th ST



THIRD SPACE + CONFERENCING



THIRD SPACE + CONFERENCING



THIRD SPACE + CONFERENCING



GARDEN LEVEL WORKSPACES

LOUNGE CONFIGURATION

ACCOMMODATES UP TO 134 GUESTS



PARK AVENUE

SOUTH

E 26™ ST

GARDEN LEVEL WORKSPACES

SEMINAR CONFIGURATION 74 CHAIRS

CONFERENCE CONFERENCE ROOM \bigcirc Ŕ 60 0 SEMINAR ROOM \square \square \square \bigcirc H - \bigcirc (\Box)

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E 26th ST

RESTROOMS Ø PARK AVENUE SOUTH

FLEXIBLE

CONFERENCE

ROOM

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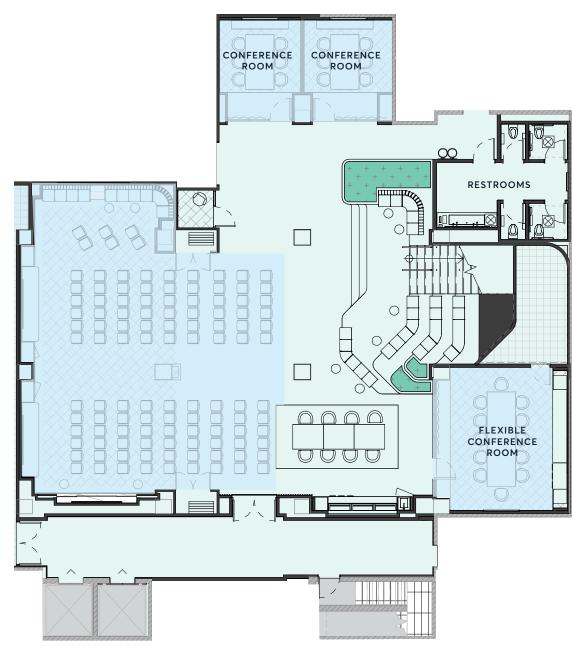
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GARDEN LEVEL WORKSPACES

AUDITORIUM CONFIGURATION 114 CHAIRS

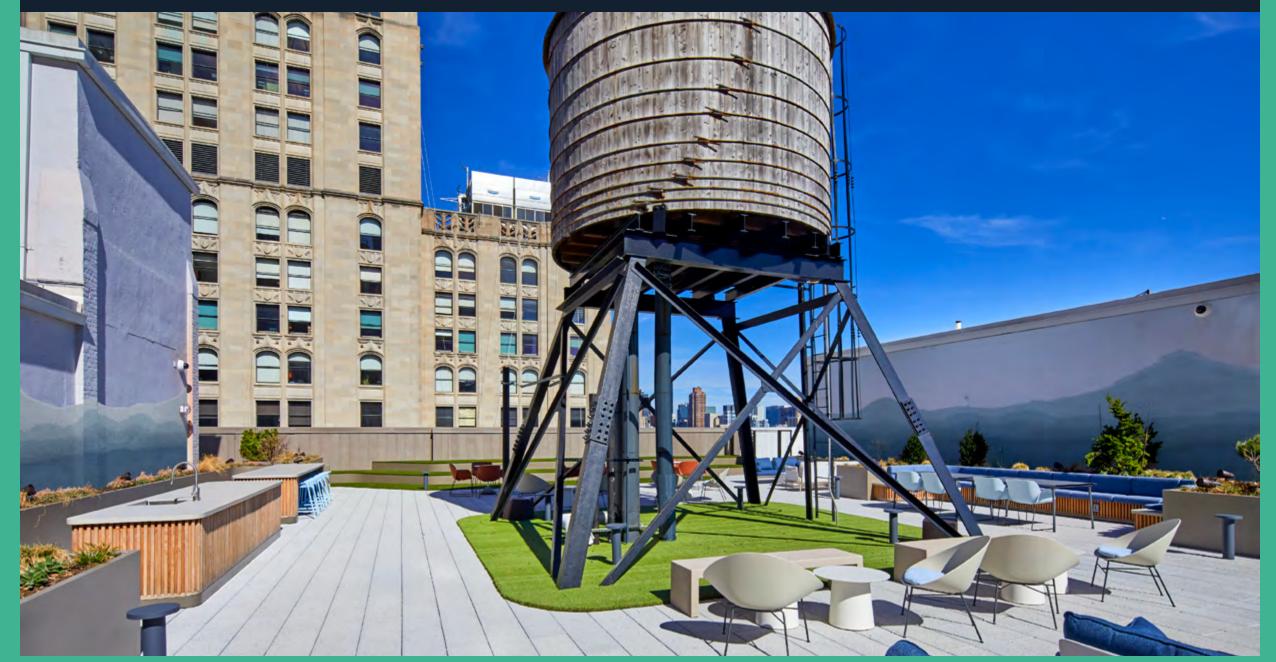


PARK AVENUE

SOUTH

E 26th ST

THE ROOF GARDEN



THE ROOF GARDEN



UPON THE ROOF THE ROOF GARDEN

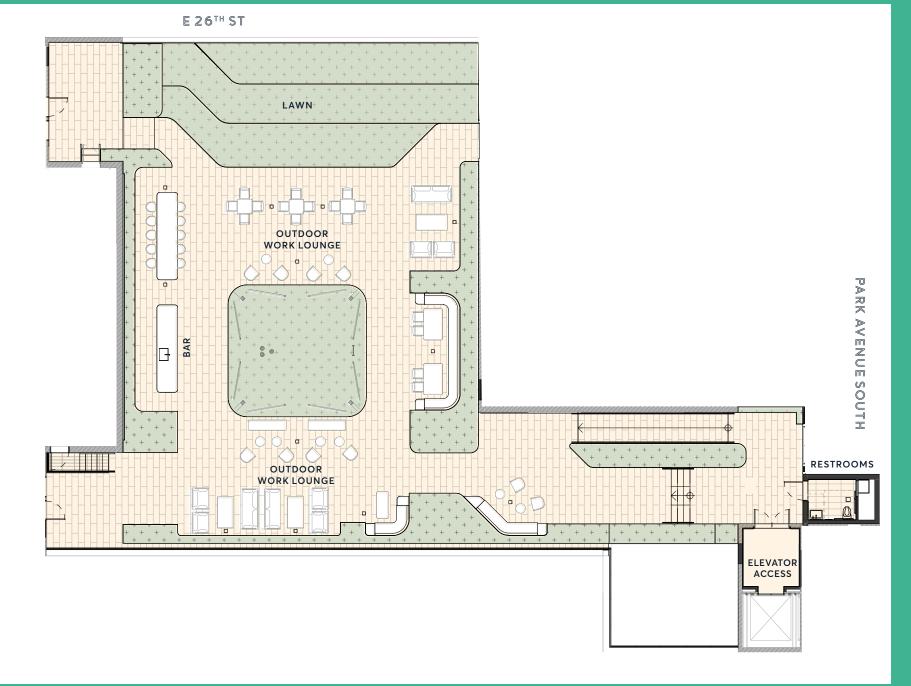
Host a cocktail party, or simply catch some fresh air on the rooftop.

OUTDOOR GARDEN

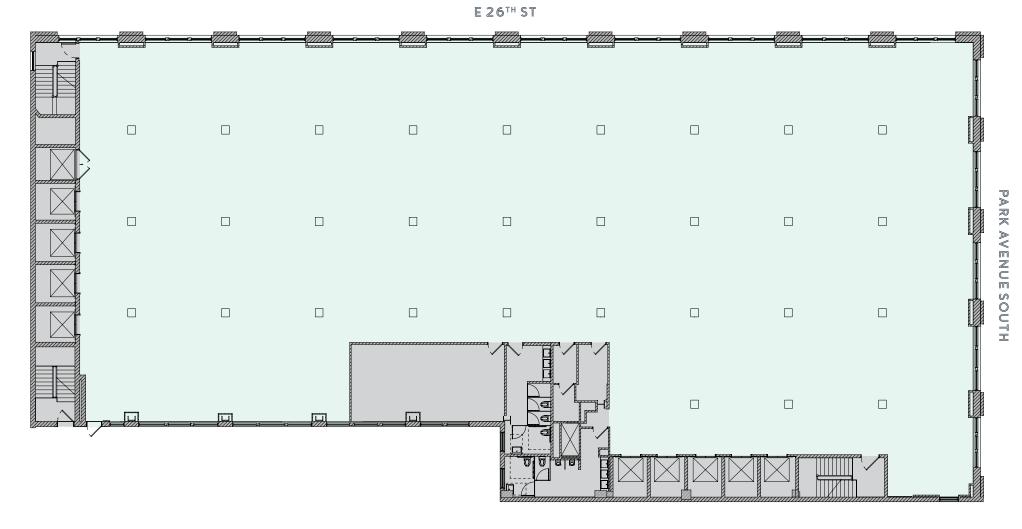
INTEGRATED WORK AREAS

ROOFTOP EVENT SPACE

CATERING



TYPICAL
FLOORS



200 MAX EMPLOYEES PER FLOOR 23,038 Rentable square feet

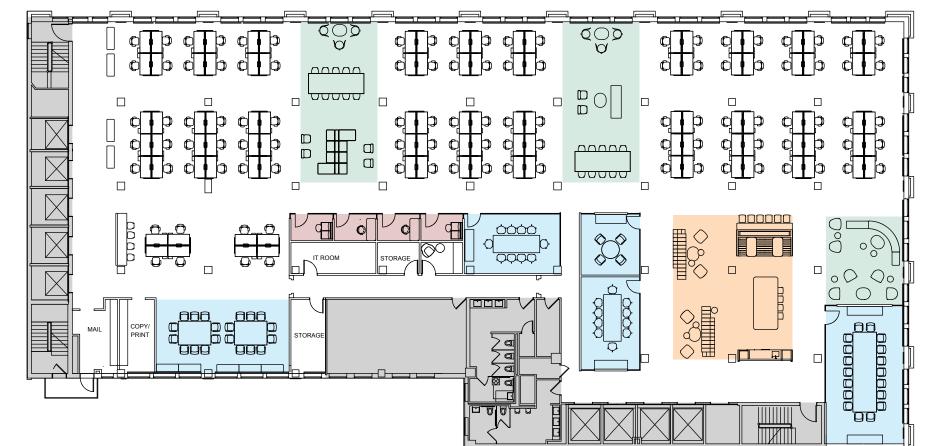
150" CEILINGS ON FLOOR 2 13"0"" CEILINGS ON FLOORS 3 TO 19 17'0''

CEILINGS ON FLOOR 20 〕9″8″″ OF COLUMN SPACING ELEVATORS SERVING EVERY FLOOR

OPEN PLAN 23,038 RSF

- PHONE BOOTHS: 4
- CONFERENCE ROOMS: 5
- PANTRY: 1
- WORKSTATIONS: 108
- COLLABORATIVE SPACE: 3

SF/PERSON: 213



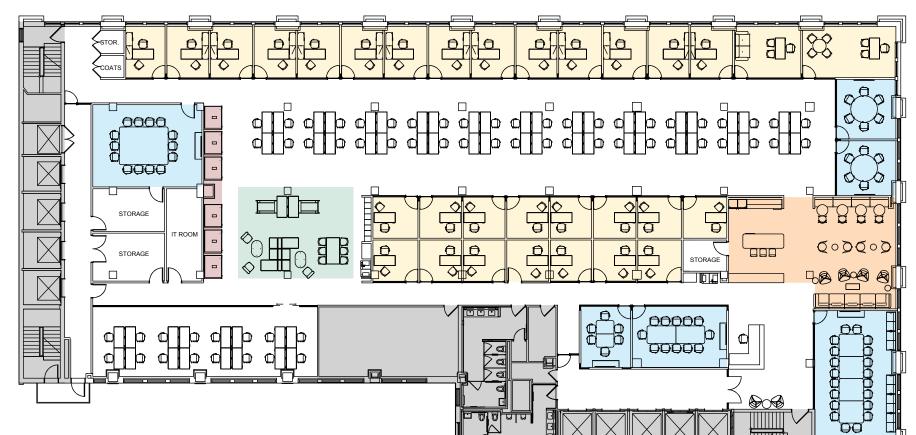
E 26[™] ST

PARK AVENUE SOUTH

OFFICE INTENSIVE

23,038 RSF

- OFFICES: 31
- PHONE BOOTHS: 6
- CONFERENCE ROOMS: 6
- PANTRY: 1
- WORKSTATIONS: 60
- COLLABORATIVE SPACE: 1
 - SF/PERSON: 334



E 26[™] ST

PARK AVENUE SOUTH

HYBRID PLAN

23,038 RSF

OFFICES: 13

PHONE BOOTHS: 8

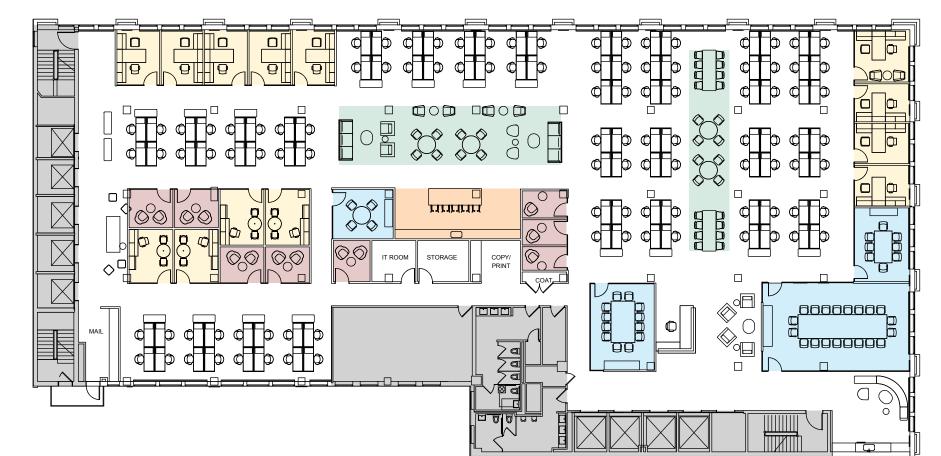
CONFERENCE ROOMS: 4

PANTRY: 1

□ WORKSTATIONS: 104

COLLABORATIVE SPACE: 2

SF/PERSON: 226



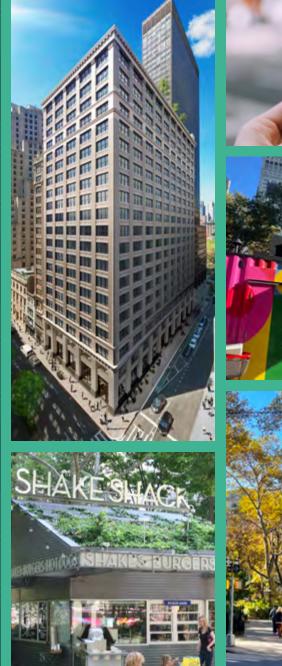
E 26th ST

PARK AVENUE SOUTH

at your DOORSTEP

A VIBRANT NEIGHBORHOOD RICH IN FOOD, CULTURE, AND COMMUNITY.

With Madison Square Park serving as its centerpiece, the neighborhood offers destination shopping, fast-casual eateries as well as Michelin star restaurants, expansive markets, rooftop bars and more.















FOR SHOPPING. FOR CULTURE. FOR PARKS. FOR FUN. FOR DINING. FOR PLAY. FOR EVERYTHING.



YOUR NEIGHBORHOOD



100% REUSED

BXP IS PROUD TO HAVE REUSED 100% OF THE BUILDING'S STRUCTURE AND ENCLOSURE ORIGINALLY ERECTED IN 1913.

YEAR

IF MANHATTAN WERE A WOODED FOREST, IT WOULD TAKE IT ONE YEAR TO OFFSET THE CARBON CREATED BY BUILDING A NEW 360 PARK AVENUE SOUTH.



A THE REAL PROPERTY AND A REAL



POWER

NEW EMERGENCY GENERATOR & ASSOCIATED EMERGENCY POWER DISTRIBUTION NEW SERVICE SWITCHBOARDS

ELEVATOR

DESTINATION DISPATCH SYSTEM WITH BRAND NEW CAB INTERIORS

AIRFLOW

NEW UPGRADED MERVE-13 OUTSIDE AIR FILTERS

HEATING & COOLING

NEW ELECTRIC CHILLERS

BIKE ROOM

WITH CHARGING STATIONS

THE ROOF GARDEN

LANDSCAPING & DECKING TO REDUCE BUILDING HEAT LOAD 6,000 RSF



SPECIFICATIONS

BUILT 1913

RENOVATED 2023

440,000 RSF

20 STORIES

23,038 RSF FLOORPLATES

OPERABLE WINDOWS & LIMESTONE FACADE

ELEVATORS

- Destination dispatch
- Nine passenger cars across two elevator banks
- One freight car serves all floors

ELECTRICAL SERVICE

- Six (6) watts per USF, exclusive of base Building HVAC
- Sub-metered on a floor-by-floor basis

TELECOM

- Each floor has five telecom riser sleeves
- Current providers are Spectrum and Verizon
- New building wide DAS System

FIRE PROTECTION & LIFE SAFETY

- New fire protection system with building-wide sprinkler system
- A 400kW emergency generator with backup power for life-safety systems

BUILDING ACCESS

- 24-hour attended lobby
- Access via physical cards and/or mobile credentials

HVAC

- Central plant with two new 700-ton centrifugal chillers
- Floor-by-floor 60-ton air handling units, with MERV-13 filtration
- Centralized steam-hydronic heating equipment and floor-by-floor perimeter fin-tube

AMENITIES

- Conference space and lounge on the Garden Level
- Michelin Star Chef led restaurant with lobby access
- Lobby lounge, bar & cafe
- Bike room
- Furnished Roof Garden

RENOVATION ARCHITECT

OWNER, OPERATOR, AND DEVELOPER

bxp



BXP IS SHAPING GREAT SPACES AND PLACES

We develop state-of-the-art headquarters, premier workplaces, and destinations for forward thinking companies and communities, with our core markets located in Boston, New York, Seattle, Los Angeles, San Francisco, and Washington, D.C.

Our continued success for over 50 years is based on trust, a reputation for excellence, and cultivating a team of changemakers, visionaries, and inspiring people.











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