

# 277

PARK AVENUE

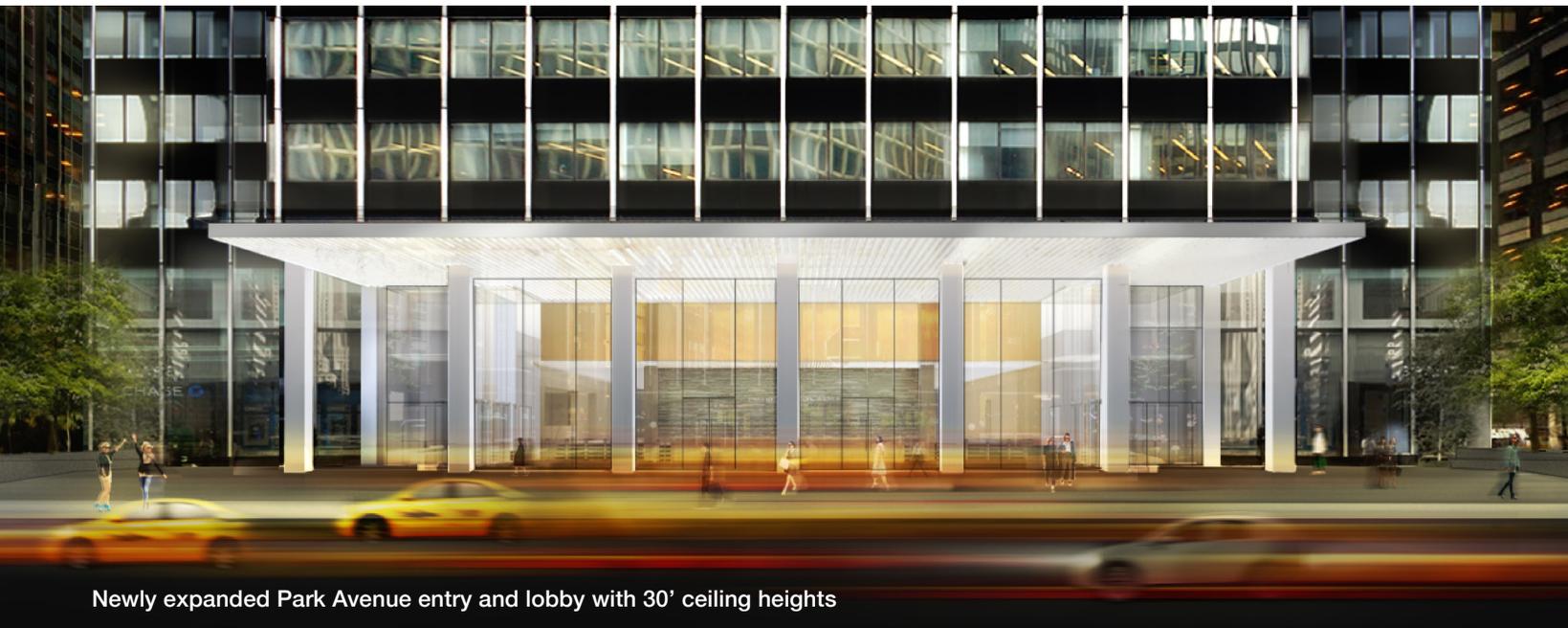
Where Excellence Connects With Modern Elegance

# 300,000 SF Available Spring 2021

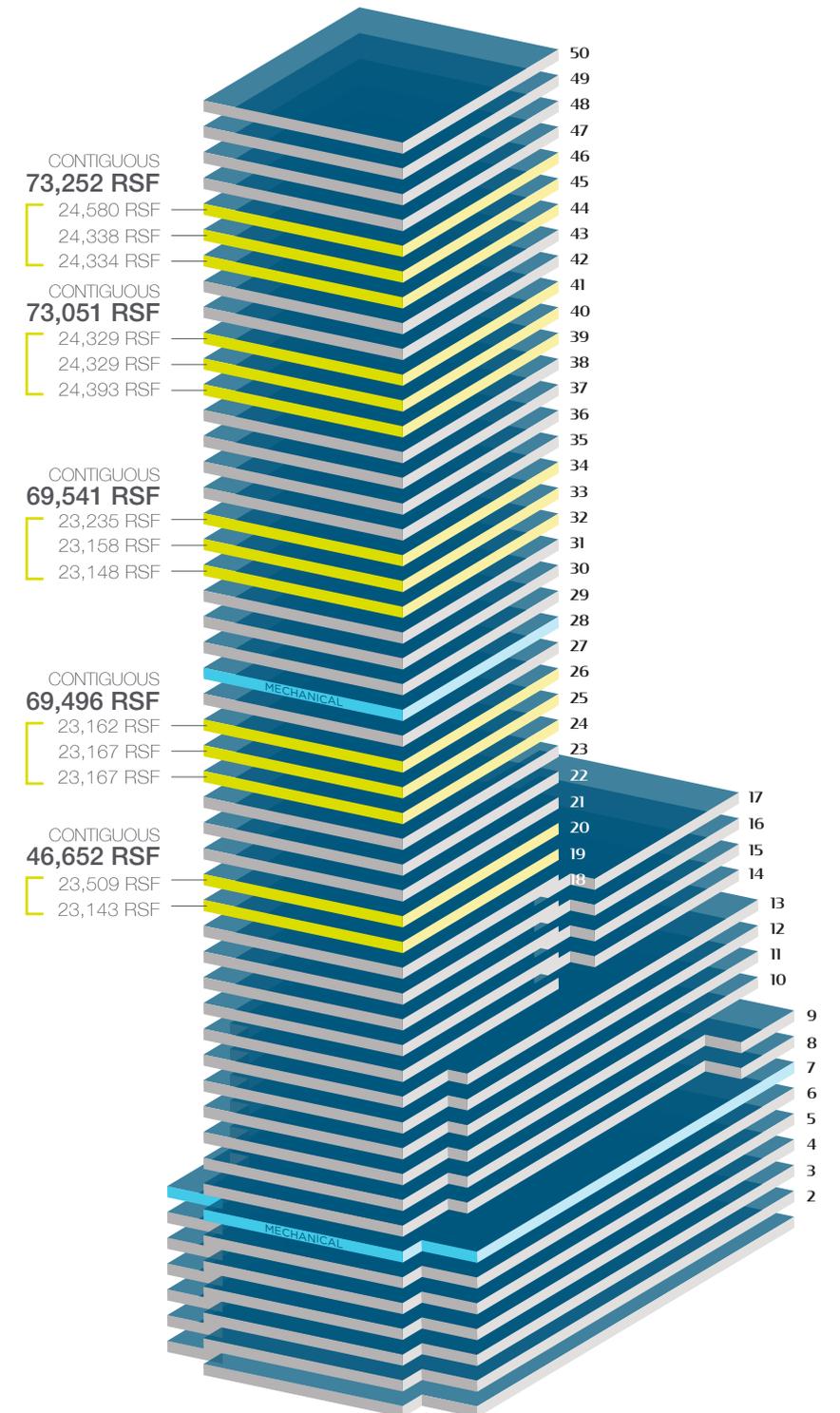
Located between 47th and 48th Street, this Emery Roth + Sons designed building has been re-mastered by award winning architect Bohlin Cywinski Jackson (“BCJ”). Owner occupied and under management of the Stahl Organization, 277 Park Avenue is the corporate address to some of the world’s most successful companies including JPMorgan Chase, Sumitomo Mitsui Banking Corp, Visa, ANZ Bank and Agricultural Bank of China. The building’s proximity to landmarks and transportation hubs such as Grand Central and Rockefeller Center makes 277 Park Avenue optimally located for organizational success.

Under the guidance of Bohlin Cywinski Jackson, 277 Park Avenue is undergoing a +\$100M Capital Improvement Program transforming Park Avenue:

- » New expanded Park Avenue entry and lobby with 30’ ceiling heights
- » New Park Avenue plaza with green space
- » New ground level façade and entrance canopies
- » New destination dispatch elevators (including mechanical systems and cabs)



Newly expanded Park Avenue entry and lobby with 30’ ceiling heights





Re-mastered Park Avenue lobby entrance and plaza

# +\$100 MM CAPITAL IMPROVEMENT PROGRAM

- » New expanded Park Avenue entry and lobby with 30' ceiling heights
- » New Park Avenue plaza with green space
- » New floor-to-ceiling lobby façade and reconfigured entrances on Park Avenue and Lexington Avenue
- » New destination dispatch elevators (mechanicals and cabs)



Park Avenue lobby with state-of-the-art security access

Lexington Avenue entrance with media walls

## NEW INFRASTRUCTURE

- » New state-of-the-art security and visitor access
- » Tenant identification and custom messaging available on new, state-of-the-art media walls
- » Modernization of main chiller plant, energy efficient compressors and latest technology control systems
- » Extended HVAC hours (weekdays 7:00AM – 7:00PM) and Saturday (8:00AM – 1:00PM)
- » Emergency generator covering all life safety systems
- » Potential for tenant dedicated emergency generator

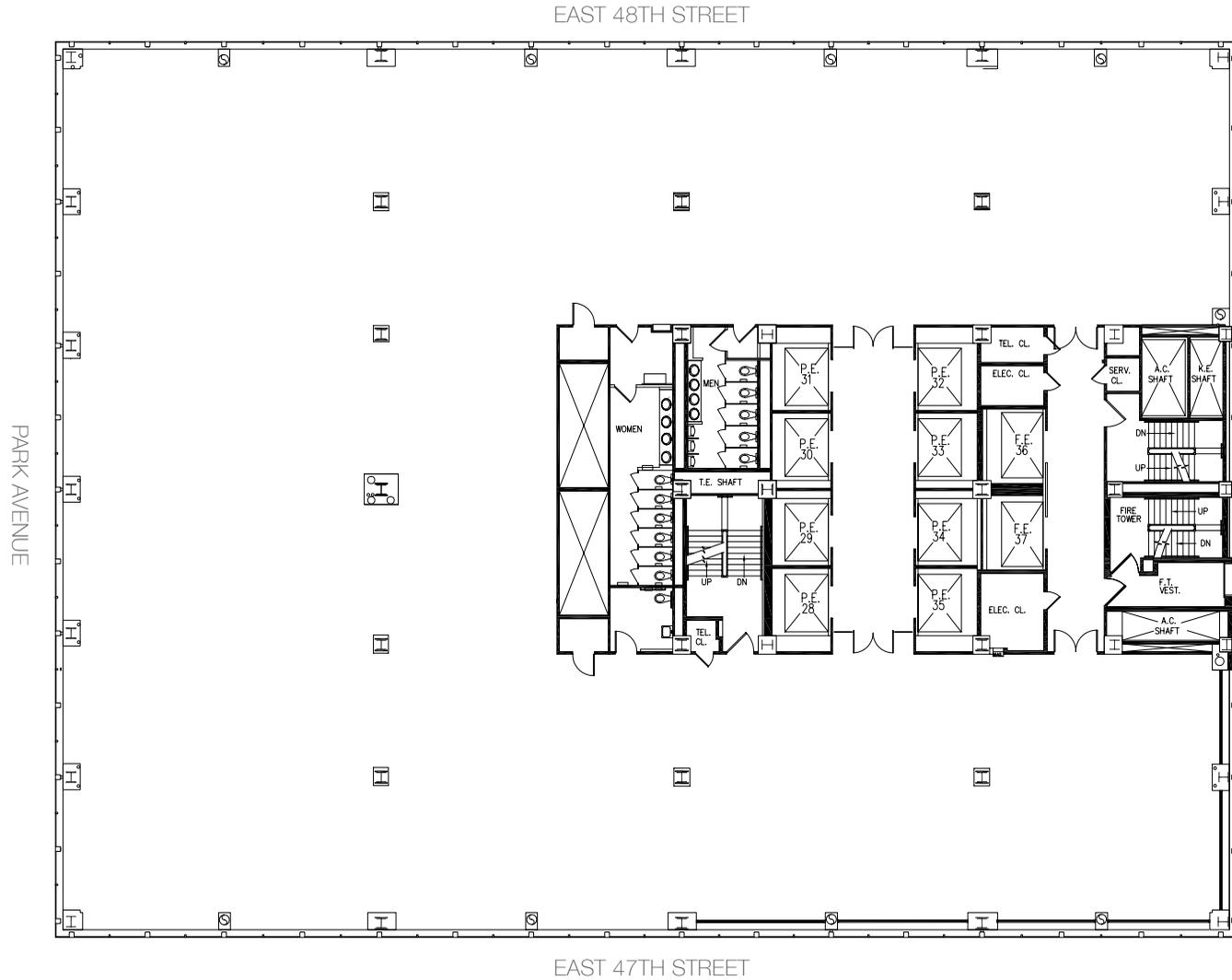


View of new plaza entrance complete with green space

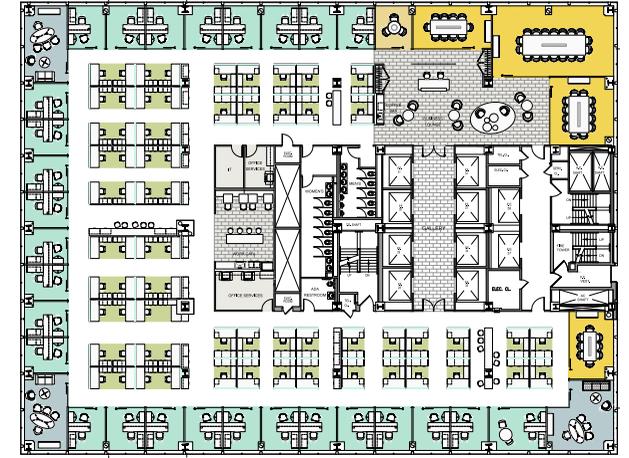
## BUILDING AMENITIES

- » Manhattan Athletic Club (accessible from within 277 Park Avenue lobby)
- » State-of-the-art equipment in a double-height, light-filled workout space, specialized sports training facilities, and access to a team of expert personal trainers and licensed physical therapists.
- » Basketball court; golf simulator; boxing gym; yoga/pilates/spin studio; juice bar
- » Parking garage

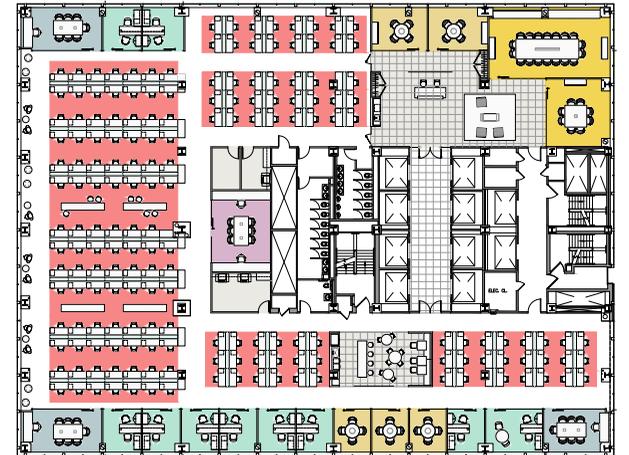
# TOWER CORE AND SHELL



# OFFICE LAYOUT



# TRADING FLOOR LAYOUT



# SPACE FEATURES

- » Efficient core area maximizing perimeter space
- » 12'6" slab height
- » 360 degree views

## HVAC Information

- » Newly modernized main chiller plant, energy-efficient compressors and latest technology control system
- » Two (2) pipe or Four (4) pipe HVAC fan coil system on perimeter with individually fed mammoth units supplying VAV interior or from supply fan system
- » Hours of HVAC operation are Monday-Friday 7AM to 7PM, Saturday from 8AM to 1PM
- » Overtime HVAC is available and can be reserved through management office
- » Condenser water can be made available for supplemental cooling.

## Electricity

- » Sub-meter electric billing and existing (sub)meters within the premises
- » Electricity fed via six (6) individual services with network protectors
- » Electrical capacity available = 6 watts (demand load) per rentable square foot (exclusive of base building HVAC)

## Floor Conditions

- » Slab-to-slab height: 12'6"
- » Column spacing 22' on center
- » Structural reinforcement for UPS systems and lateral files

## Elevators

- » Thirty-five (35) passenger elevators in building
- » Passenger elevators manufactured by Otis Elevator
- » Destination dispatch
- » Eight (8) high-rise cars service lobby and floors 35-50
- » Eight (8) mid-rise cars service floors 18-35
- » Two (2) freight elevators, car clear inside dimension is 108" H x 105" W x 70" D; door opening at entrance is 84" H x 54" W
- » Freight car has capacity of 5,000 lbs.
- » Two (2) fulltime on-site mechanics and full service maintenance agreement

## Technology

- » Telecom carriers to building include Verizon, Verizon Business, Cogent, Time Warner
- » Dual points of entry to accommodate public telecom carrier facilities
- » MUX for each carrier located in basement at various points of entry
- » One (1) main riser closet in building with a minimum of three (3) other smaller satellite closets on each floor; ability to add secondary riser if needed
- » POE Secure
- » Four (4) stacked common closets per floor (for riser usage)

## Security and Life Safety

- » Comprehensive fire safety/emergency action plan in place
- » Fire alarm system/command center upgraded 2013
- » Public address under Class E system
- » Two (2) generators for building systems with an additional 500 KW generator available for tenant critical loads

## OWNER

### *The Stahl Organization*

Founded in 1949 by Stanley Stahl, the Stahl Organization, along with the related Stahl Real Estate, has expertise in purchasing, renovating, and operating Landmark buildings in New York City.

## ARCHITECT

### Bohlin Cywinski Jackson

Architecture Planning Interior Design

Bohlin Cywinski Jackson, founded in 1965, is a national architecture practice noted for elegant, innovative and humane design, ranging from significant corporate, civic, cultural, and university buildings to exceptional private residences, both large and small.

The firm is perhaps best known for their flagship retail stores for Apple. In total, BCJ has designed more than 70 retail spaces for the technology company worldwide, with seven in New York—Apple SoHo, Upper East Side, Upper West Side, West 14th Street, Williamsburg, World Trade Center, and the most celebrated and iconic location, Apple Fifth Avenue, which first opened in 2006 and is considered a Midtown landmark.

To date, the firm has received more than 725 design awards, including twelve AIA National Honor Awards and the AIA Architecture Firm Award.

For more information please visit [BCJ.com](http://BCJ.com)

## CONSTRUCTION



Deeply engrained in New York City, Cauldwell Wingate has performed pre-construction, construction management and general contracting services for some of New York's most iconic buildings for more than a century.

Cauldwell Wingate's construction and real estate development experience and successful record of innovation in the construction process has gained the firm a stellar reputation in the marketplace as well as a strong loyalty from our long term, repeat client base.

Our clients benefit from our executive level commitment to every project, as well as our specialization in the New York market. Our executives are hands-on in our construction approach and available to every client.

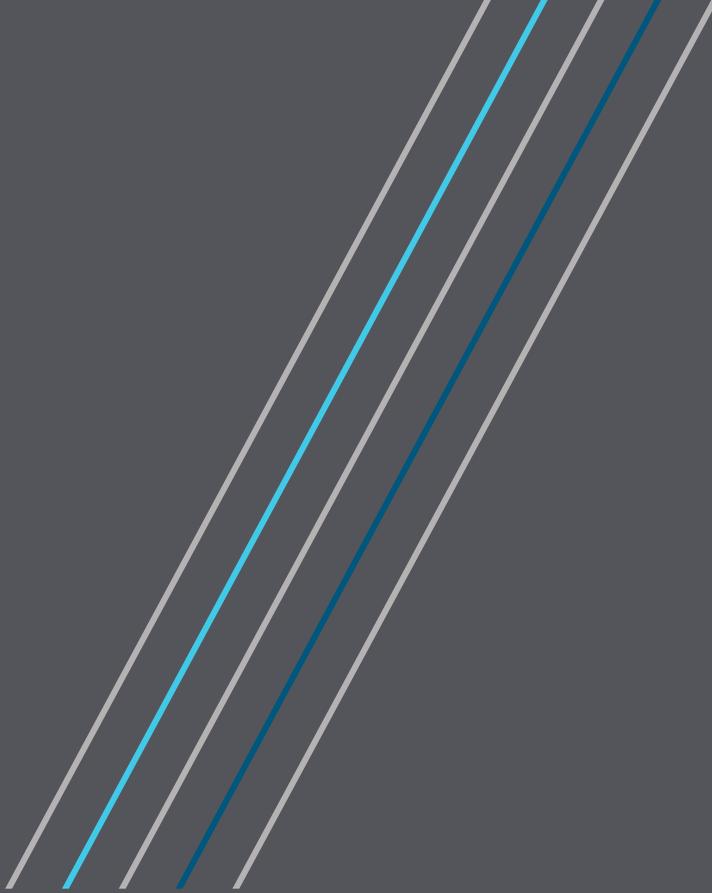
## LEASING



Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners.

Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.

To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.



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