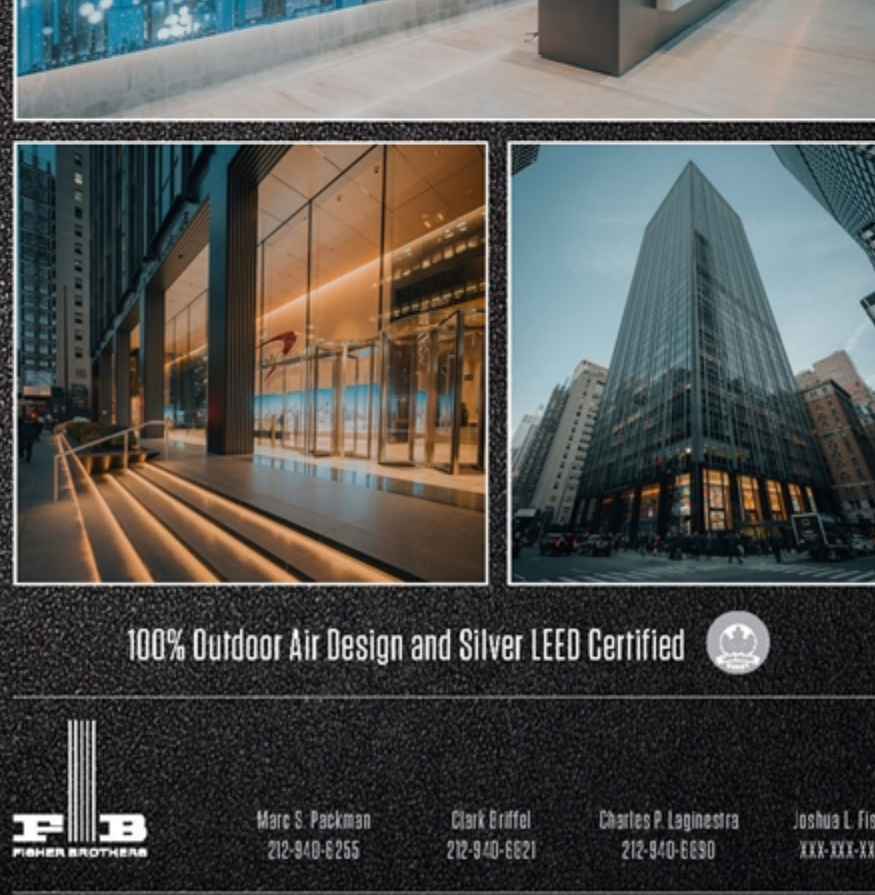




# 85,000 RSF INNOVATION & ARTISTRY

3 CONTIGUOUS FLOORS OVERLOOKING PARK AVENUE | FLOORS 3-5 28,300 RSF EACH

AVAILABLE IMMEDIATELY



Entrance & Plaza by David Rockwell & Rockwell Group Featuring a 60-foot LED interactive, Cinematic Art Experience

\$20 Million Capital Improvement Program

Hands-Free Entry & Guest Check In



Park Avenue Address Immediately Adjacent to Grand Central Terminal North Access

Center Core with Expansive Windows on All Four Sides

New Slimline Convectors on Every Floor

100% Outdoor Air Design and Silver LEED Certified



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Marc S. Peckman 212-940-6265

Clark Briffel 212-940-6821

Charles P. Leginestra 212-940-6890

Joshua L. Fisher XXX-XXX-XXXX

David A. Falk 212-372-2271

Andrew Sachs 212-372-2451

Peter Shimkin 212-372-2150

Eric Casner 212-372-2278

Andrew Peretz 212-233-6164

## THE FB EXPERIENCE

Fisher Brothers caters to the diverse interests of tenants with custom programming to enhance the day-to-day work-place experience. A curated program focused on wellness, art, social events, philanthropy, VIP perks and services, and other exclusive benefits is offered exclusively at Fisher Brothers' properties.

## STACKING PLAN



9,670 RSF P34 PARTIAL TOWER FLOOR

20,337 RSF P20 PARTIAL TOWER FLOOR

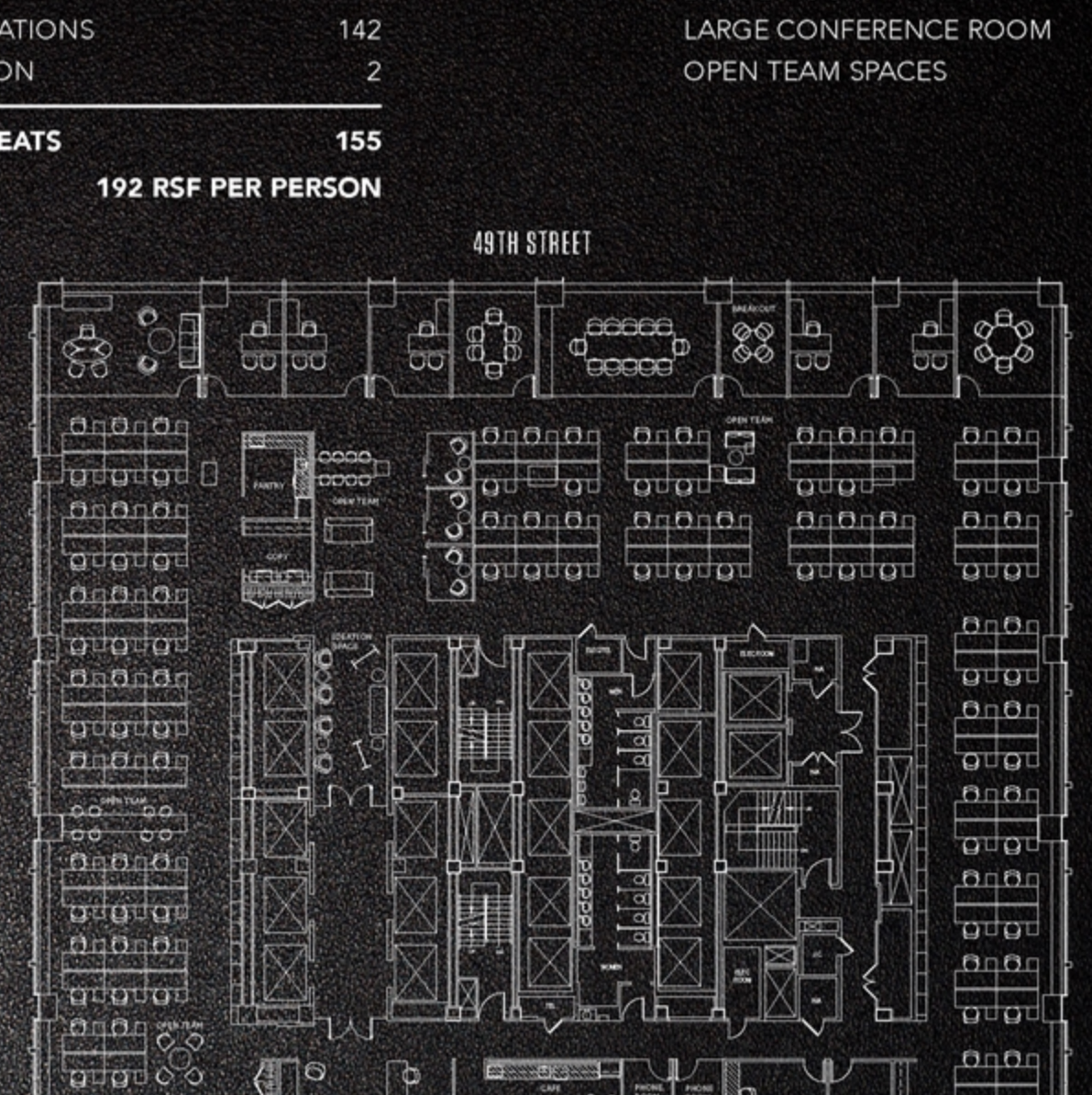
85,000 RSF E3, E4, E5 CONTIGUOUS BLOCK



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299 PARK AVENUE

## CORE & SHELL | 29,800 RSF



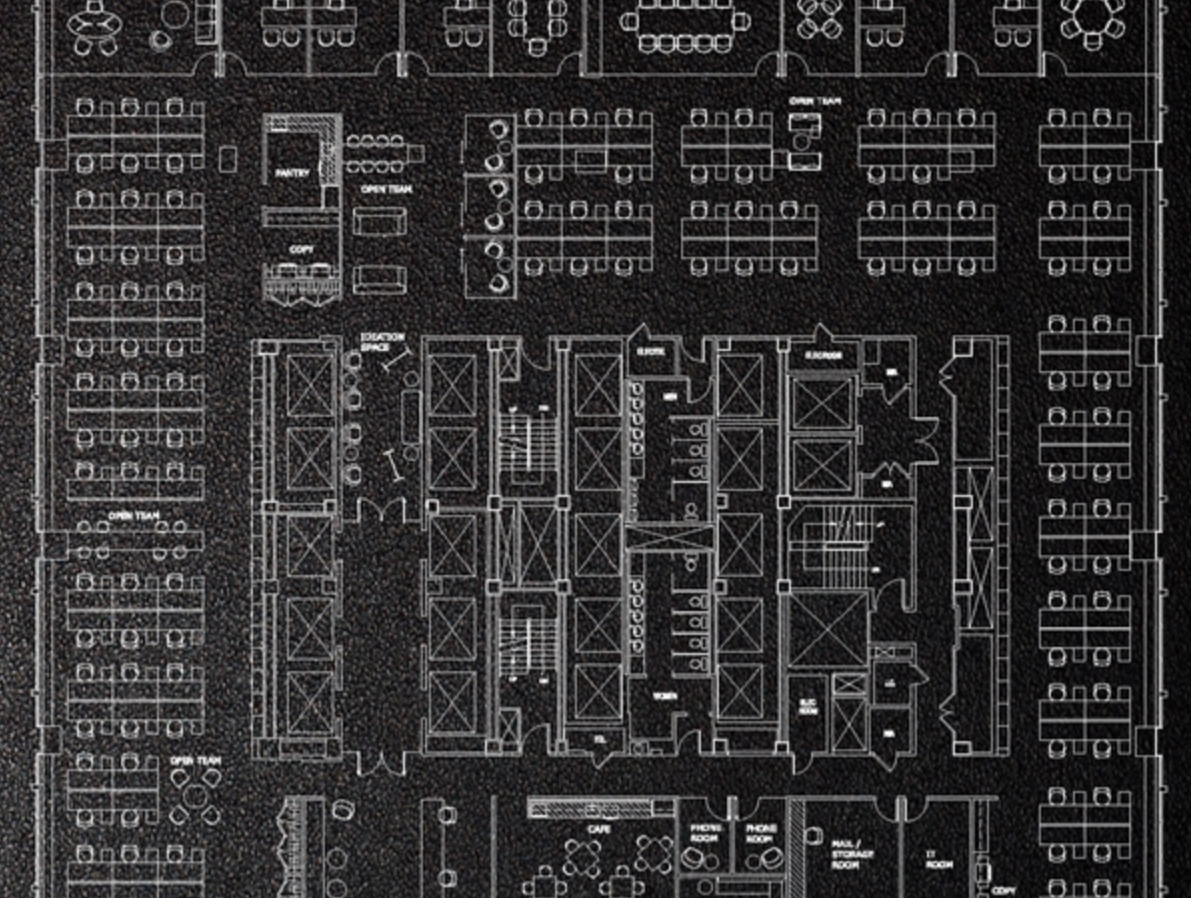
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## OPEN OFFICE | 29,800 RSF

OFFICES	11	BOARD ROOM	1
WORKSTATIONS	142	LARGE CONFERENCE ROOM	1
RECEPTION	2	OPEN TEAM SPACES	2
<b>TOTAL SEATS</b>	<b>155</b>		

192 RSF PER PERSON



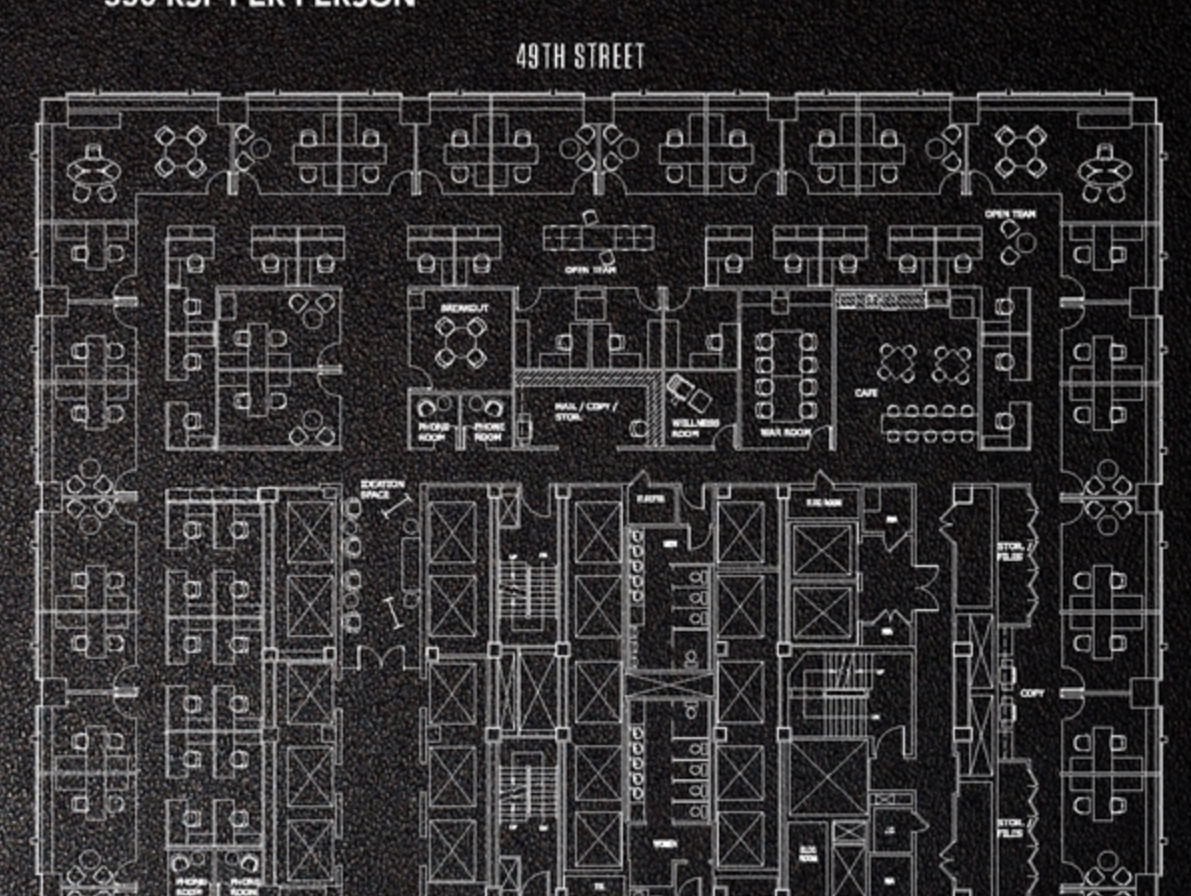
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## FINANCIAL | 29,800 RSF

OFFICES	12	BOARD ROOM	1
WORKSTATIONS	136	LARGE CONFERENCE ROOMS	2
RECEPTION	2	MEDIUM CONFERENCE ROOMS	5
<b>TOTAL SEATS</b>	<b>150</b>		

198 RSF PER PERSON



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## LAW FIRM | 29,800 RSF

OFFICES	48	BOARD ROOM	1
WORKSTATIONS	35	LARGE CONFERENCE ROOM	1
RECEPTION	2	MEDIUM CONFERENCE ROOMS	2
<b>TOTAL SEATS</b>	<b>85</b>		

350 RSF PER PERSON



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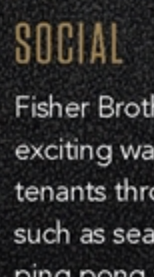
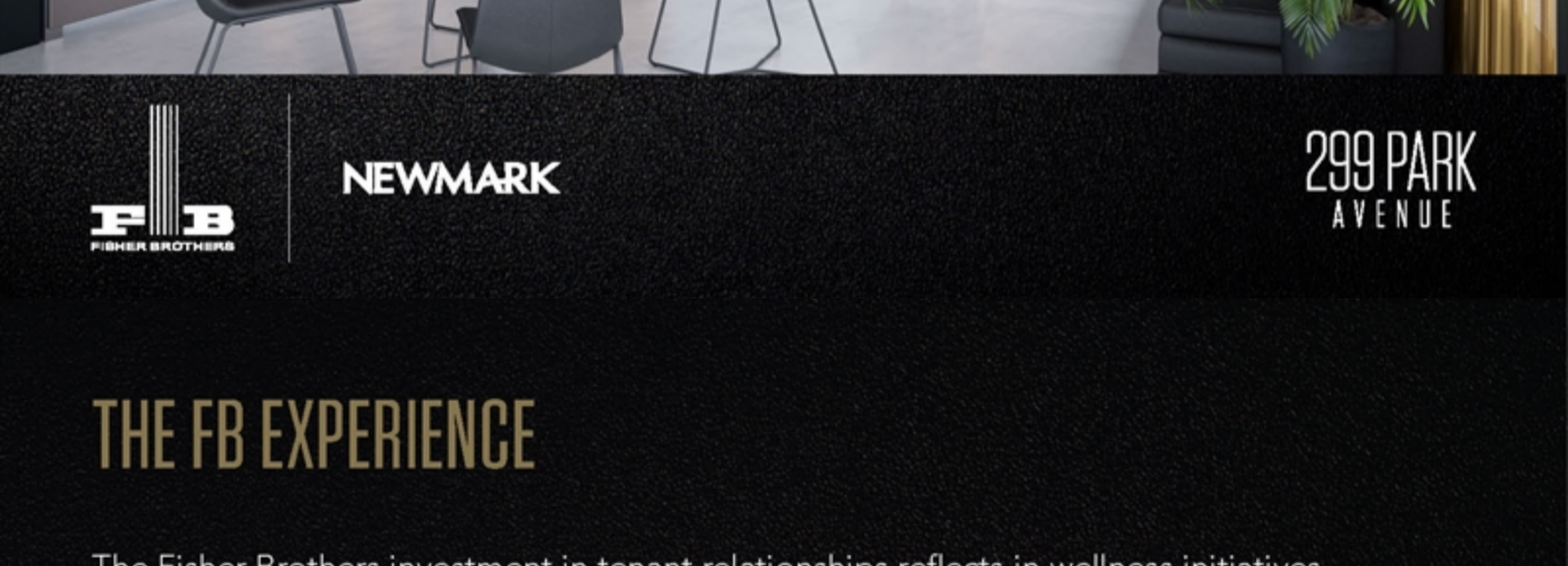
## BUILDING SPECIFICATIONS

ARCHITECT	Emery Roth & Sons
YEAR COMPLETED	1967
RENTABLE AREA	1,117,842 RSF
NUMBER OF STORIES	42
LOBBY	Renovated by Rockwell Group in 2020
ELEVATORS	20 high speed passenger cars. Renovated 2021.
ELECTRICITY	Sub-metered
TYPE OF CONSTRUCTION	Steel framed with spray-on fireproofing, curtain wall with black duranodic aluminum finish
EMERGENCY GENERATORS	Four (4) 1,500 kW Caterpillar diesel generators
TELECOM PROVIDERS	AboveNet/Zayo Group, AT&T, Cogent, Level 3, Light Tower, Time Warner Spectrum, Verizon Business HVAC Building hours are Monday - Friday from 8 AM - 8 PM
SUPPLEMENTAL COOLING	Condenser water systems provide for 2,500 tons of capacity for tenant use
GREEN INITIATIVES	LEED Silver Certified, Energy Star Rated, NYC Mayor's Carbon Challenge Participant, Well Health & Safety Rated



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299 PARK AVENUE



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## THE FB EXPERIENCE

The Fisher Brothers investment in tenant relationships reflects in wellness initiatives, amenities, and programming designed to inspire connection. We create environments enriched by immersive art and biophilic design, as well as public spaces that create unique moments and promote a sense of community.

### WELLNESS

Fisher Brothers carefully considers occupant wellness throughout the design, operation and programming of its buildings; the comfort and well-being of all tenants is crucial to their success. In response to COVID-19, enhanced cleaning has been increased in all common spaces and UV Technology is installed in HVAC system throughout the building.

### SUSTAINABILITY

Best-in-class in-house engineering team and modernized equipment allow Fisher Brothers to maintain its commitment to environmental sustainability by operating highly efficient buildings and making continuous improvements to their infrastructure. The Fisher Brothers portfolio is 100% LEED Certified.

### ART

299 Park Avenue leads the way with a 60' interactive cinematic installation by David Rockwell and Rockwell Labs. Commissioned art installations focus on sensory experiences like the crystal and light wall system at Park Avenue Plaza as well the Kalidoscope at 605 Third Avenue.

### GIVES

Fisher Brothers has a strong history of philanthropy and continually seeks opportunities to engage tenants in charitable events and support their individual philanthropic endeavors.

### SOCIAL

Fisher Brothers is always looking for unique and exciting ways to enrich the experience of their tenants through events posted on @Ease tenant app such as seasonally-themed socials and an annual ping pong tournament at Park Avenue Plaza.

### STYLE

Through exclusive partnerships, we are proud to outfit building security staff in custom suits. Guards attend hospitality training, establishing a signature style and distinct quality across our portfolio.



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299 PARK AVENUE

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