

THE NEW

# 250 PARK

AT 46TH & 47TH STREETS



## CURRENT AVAILABILITIES



SPACE	AREA	POSSESSION	CONDITION
ENTIRE 13	29,411 SF	NOW	Demolished
PARTIAL 12	9,200 SF	8/1/22	Brand New Prebuilt
PARTIAL 12	9,759 SF	8/1/22	Brand New Prebuilt
PARTIAL 12	4,804 SF	8/1/22	Brand New Prebuilt
PARTIAL 6	4,703 SF	NOW	LEASE OUT
PARTIAL 8	7,840 SF	NOW	Prebuilt
PARTIAL 6	19,853 SF	NOW	Delivered Demolished
ENTIRE 5	29,212 SF	8/1/22	Built Space
ENTIRE 4	29,212 SF	NOW	Built Space (1,765 SF terrace opportunity)
ENTIRE 3	31,813 SF	NOW	Built Space

**110,000 SF** CONTIGUOUS BLOCK

..... Terrace opportunity

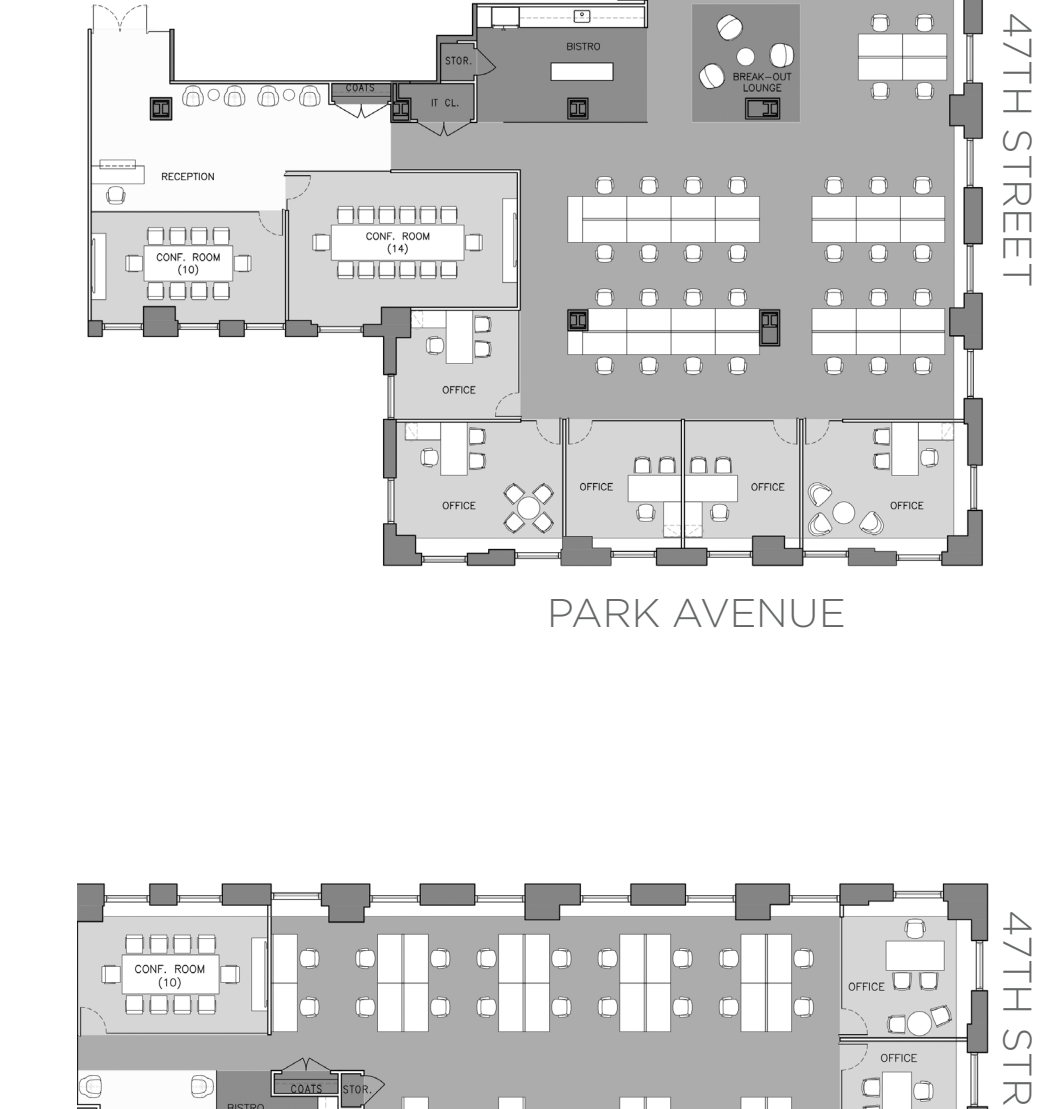
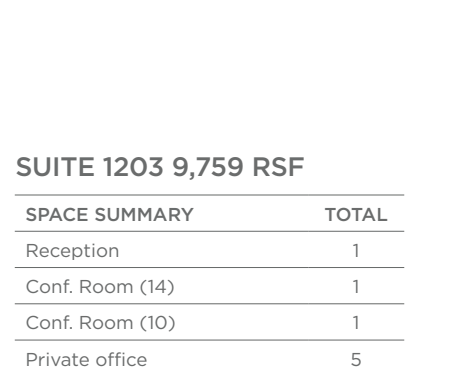


## 12TH FLOOR PREBUILTS



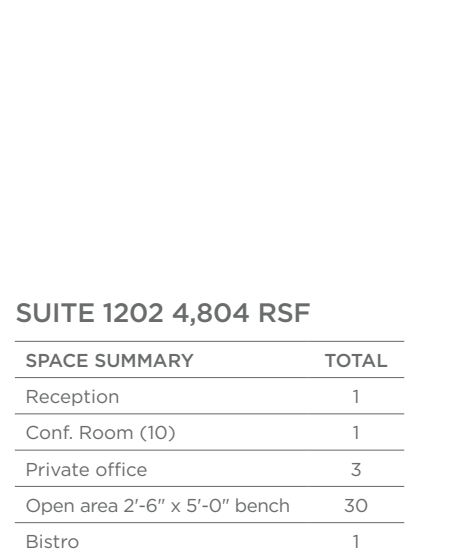
SUITE 1200 9,200 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (14)	1
Conf. Room (10)	1
Private office	1
Open area 2'-6" x 5'-0" bench	39
Break-out lounge	1
Bistro	1
IT closet	1
Storage closet	2



SUITE 1203 9,759 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (14)	1
Conf. Room (10)	1
Private office	5
Open area 2'-6" x 5'-0" bench	47
Break-out lounge	1
Bistro	1
IT closet	1
Storage closet	1



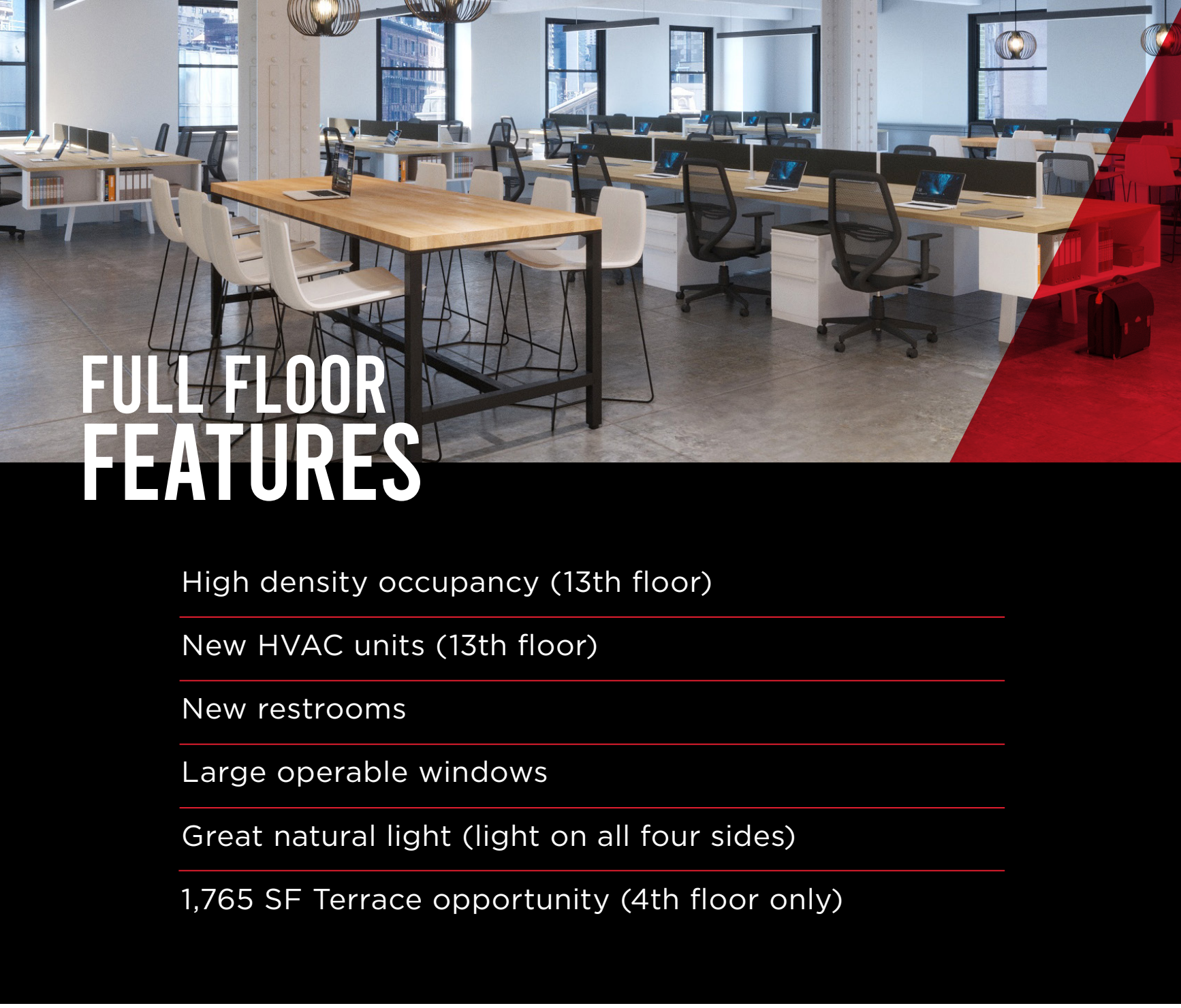
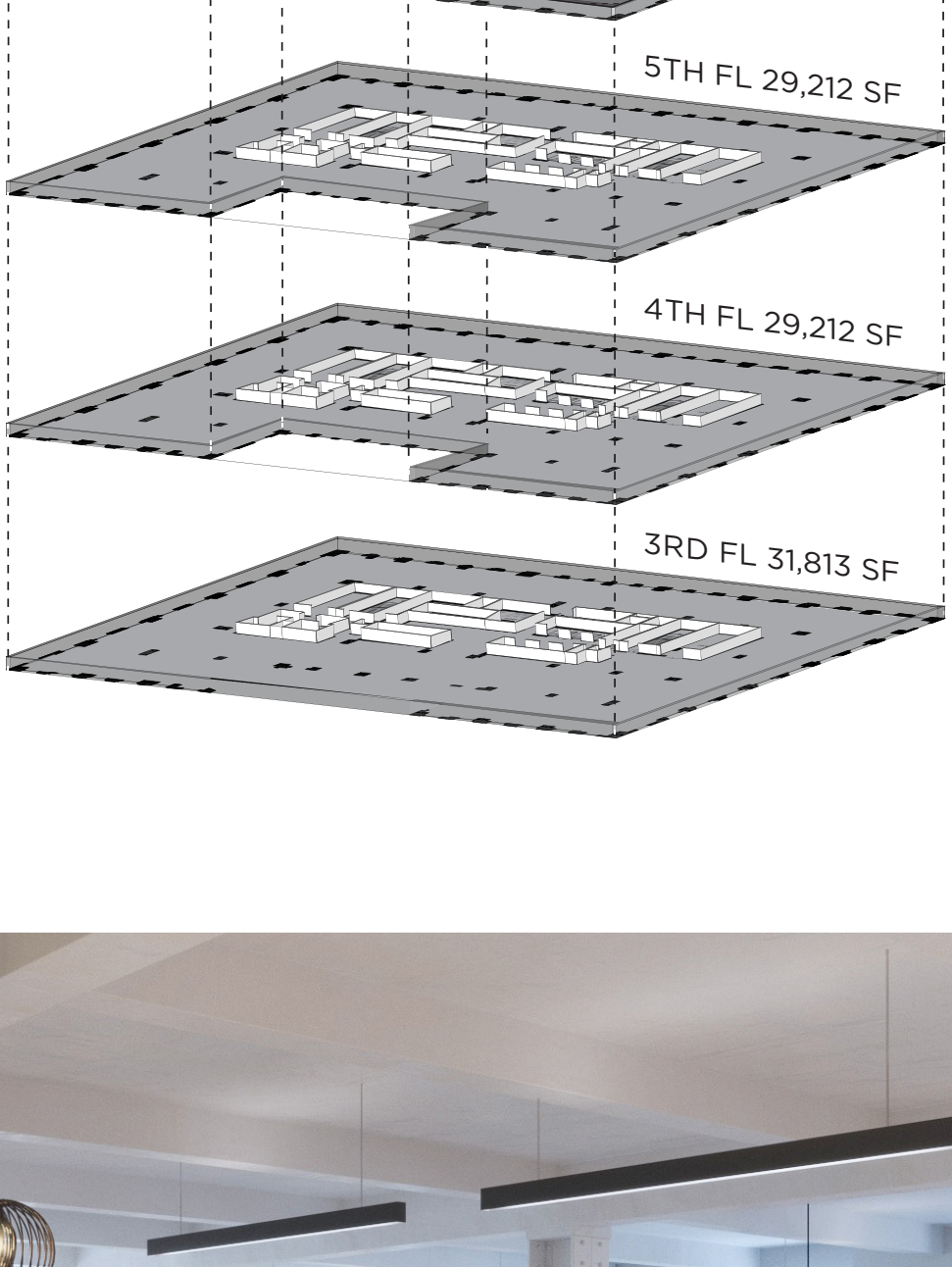
SUITE 1202 4,804 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Private office	3
Open area 2'-6" x 5'-0" bench	30
Bistro	1
IT closet	1
Storage closet	1



## LARGE BLOCK OPPORTUNITY

**110,000 SF** CONTIGUOUS BLOCK

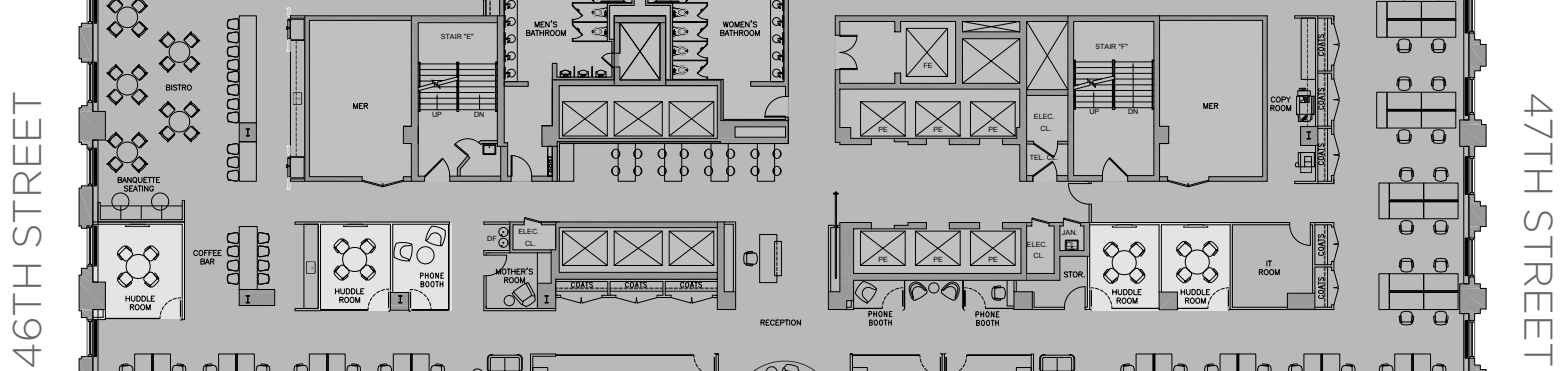


## FULL FLOOR FEATURES

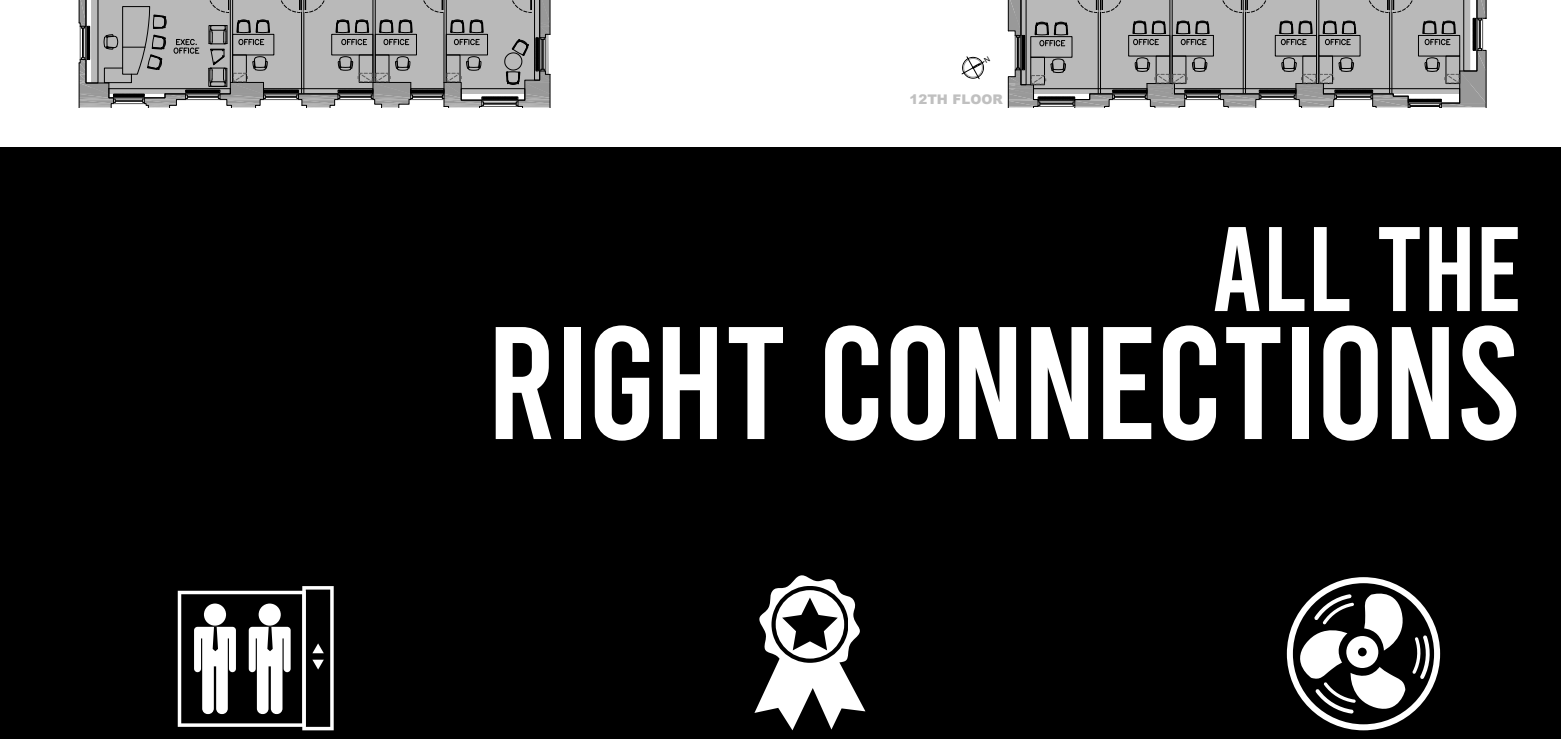
- High density occupancy (13th floor)
- New HVAC units (13th floor)
- New restrooms
- Large operable windows
- Great natural light (light on all four sides)
- 1,765 SF Terrace opportunity (4th floor only)

## FULL FLOOR PROPOSED LAYOUTS

### TRADITIONAL LAYOUT



### CREATIVE LAYOUT



## ALL THE RIGHT CONNECTIONS



NEW LOBBY & ELEVATOR MODERNIZATION



INSTITUTIONAL OWNERSHIP



MODERNIZED HVAC PLANT



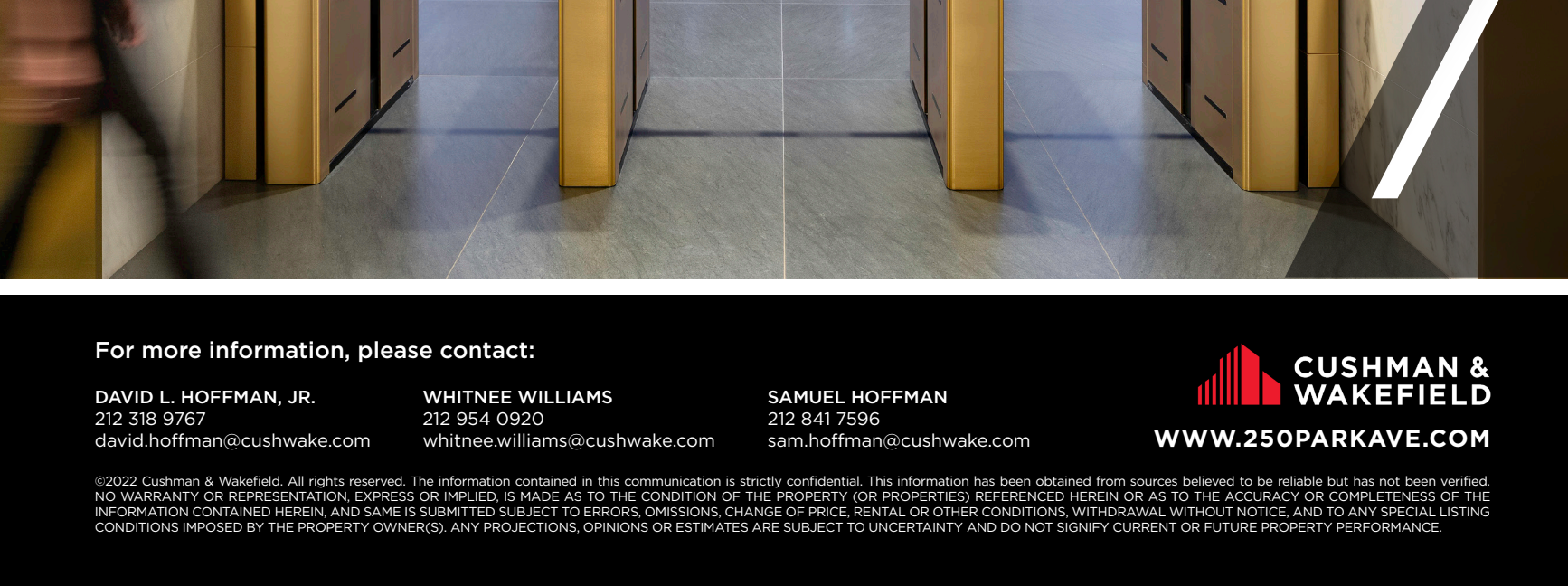
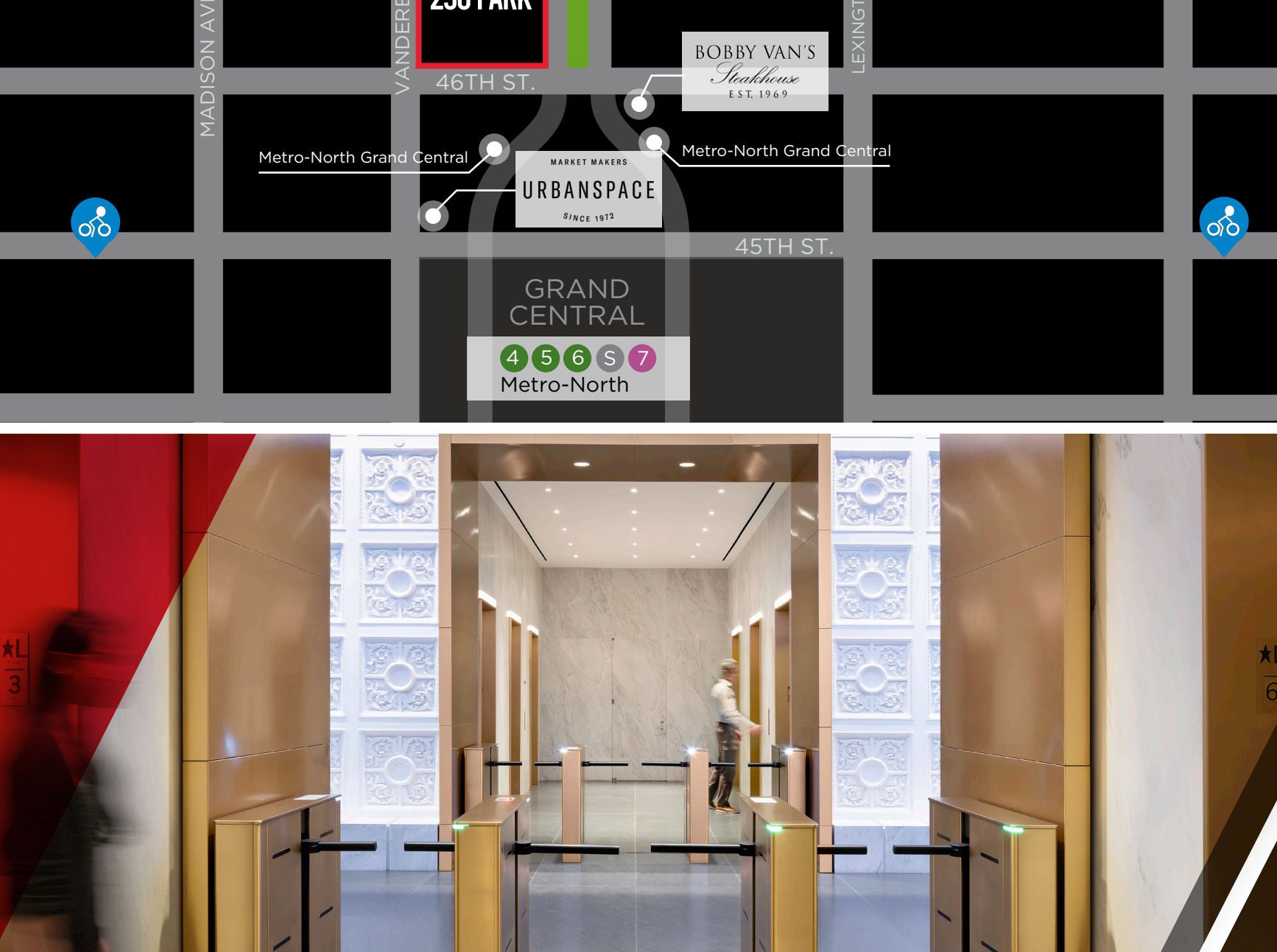
EASY ACCESS TO METRO NORTH, 4, 5, 6, 7, SHUTTLE TO TIMES SQUARE AND LIRR EAST SIDE ACCESS (2023)



STEPS FROM GRAND CENTRAL TERMINAL



LEED-EB GOLD



For more information, please contact:

DAVID L. HOFFMAN, JR. 212.518.5757 david.hoffman@cushwake.com  
 WHITNEE WILLIAMS 212.554.0200 whitnee.williams@cushwake.com

SAMUEL HOFFMAN 212.241.7299 sam.hoffman@cushwake.com

CUSHMAN & WAKEFIELD  
 WWW.250PARKAVE.COM

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITH OR WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS. ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.