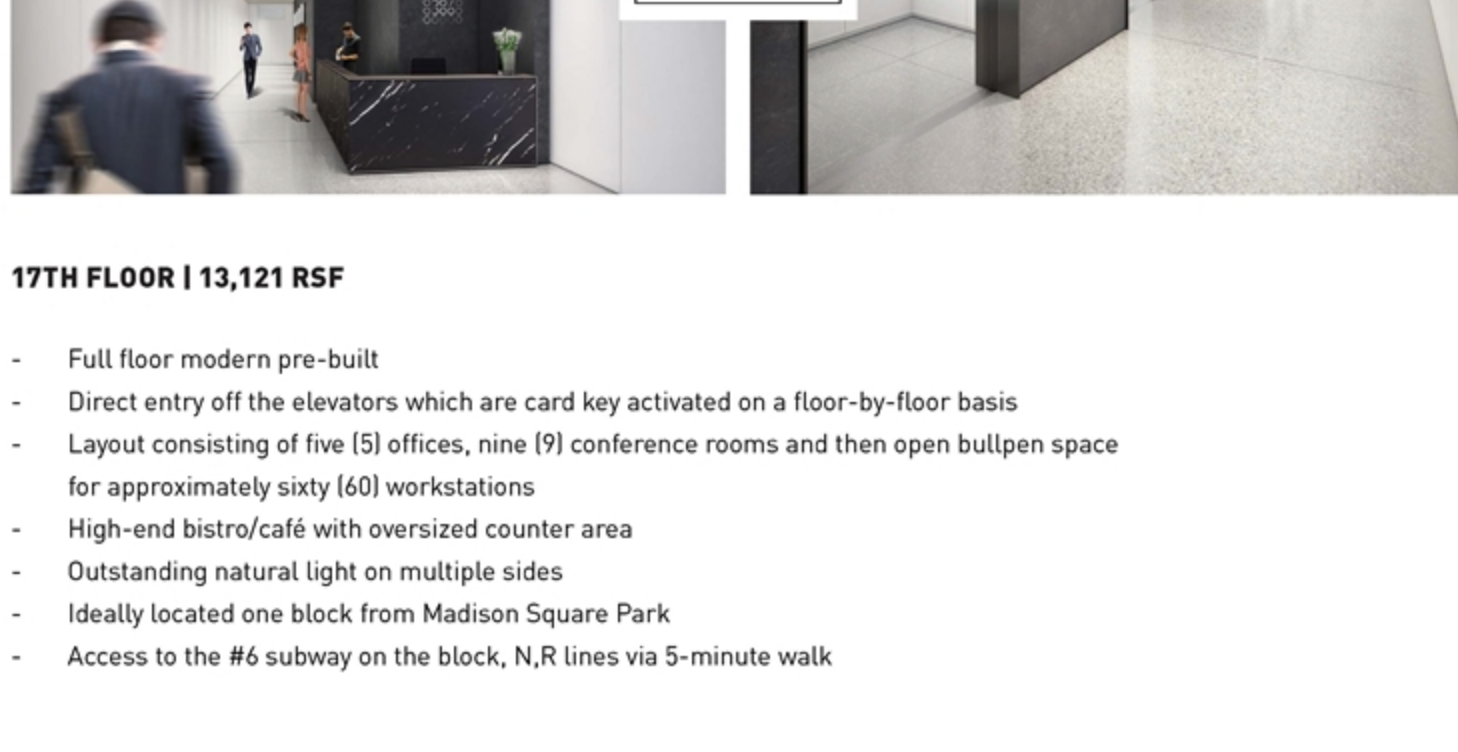




PARK AVE SOUTH

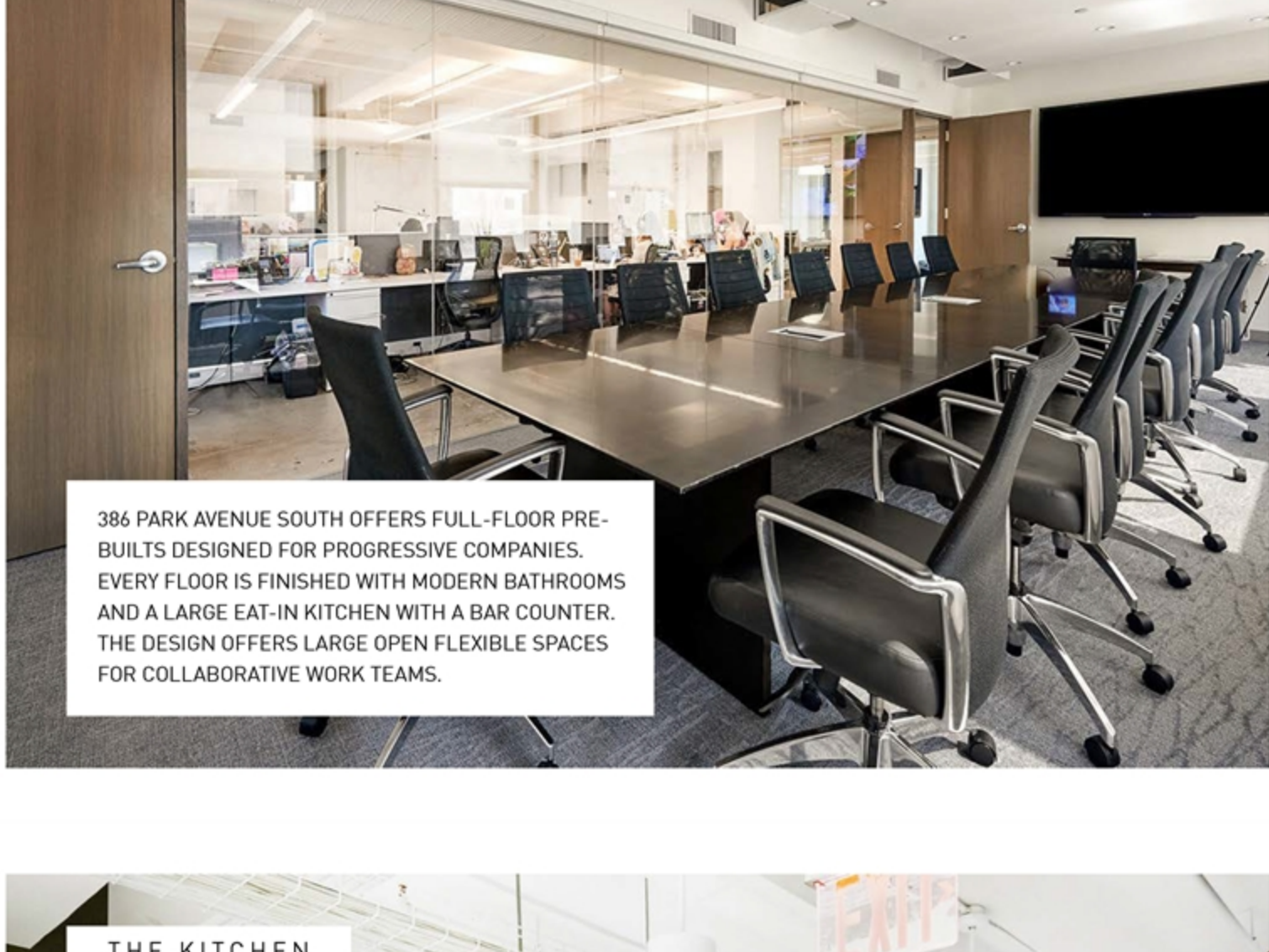
NEWMARK



LOBBY VIRTUAL TOUR

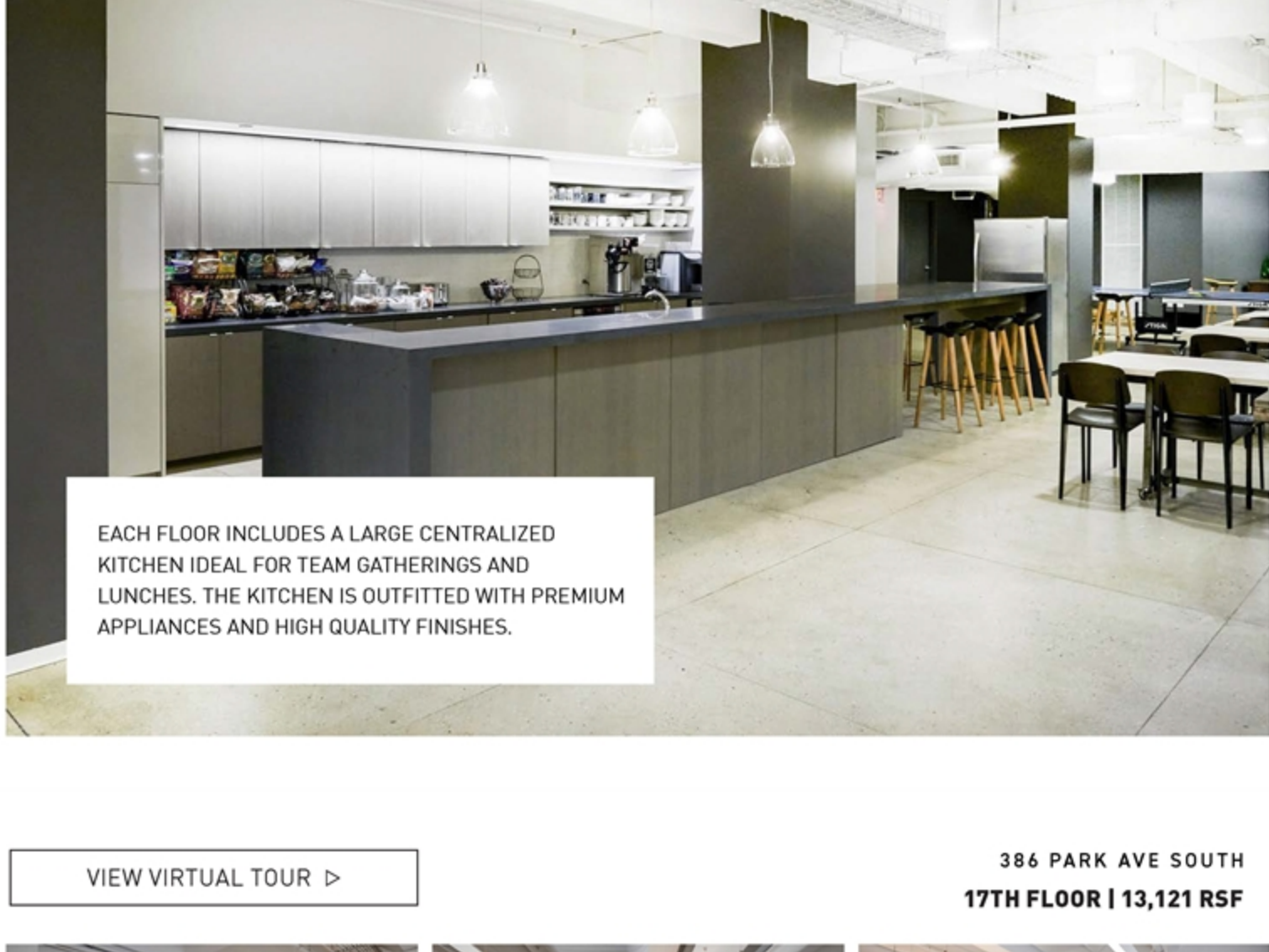
17TH FLOOR | 13,121 RSF

- Full floor modern pre-built
- Direct entry off the elevators which are card key activated on a floor-by-floor basis
- Layout consisting of five (5) offices, nine (9) conference rooms and then open bullpen space for approximately sixty (60) workstations
- High-end bistro/café with oversized counter area
- Outstanding natural light on multiple sides
- Ideally located one block from Madison Square Park
- Access to the #6 subway on the block, N, R lines via 5-minute walk



THE PRE - BUILTS

386 PARK AVENUE SOUTH OFFERS FULL-FLOOR PRE-BUILTS DESIGNED FOR PROGRESSIVE COMPANIES. EVERY FLOOR IS FINISHED WITH MODERN BATHROOMS AND A LARGE EAT-IN KITCHEN WITH A BAR COUNTER. THE DESIGN OFFERS LARGE OPEN FLEXIBLE SPACES FOR COLLABORATIVE WORK TEAMS.

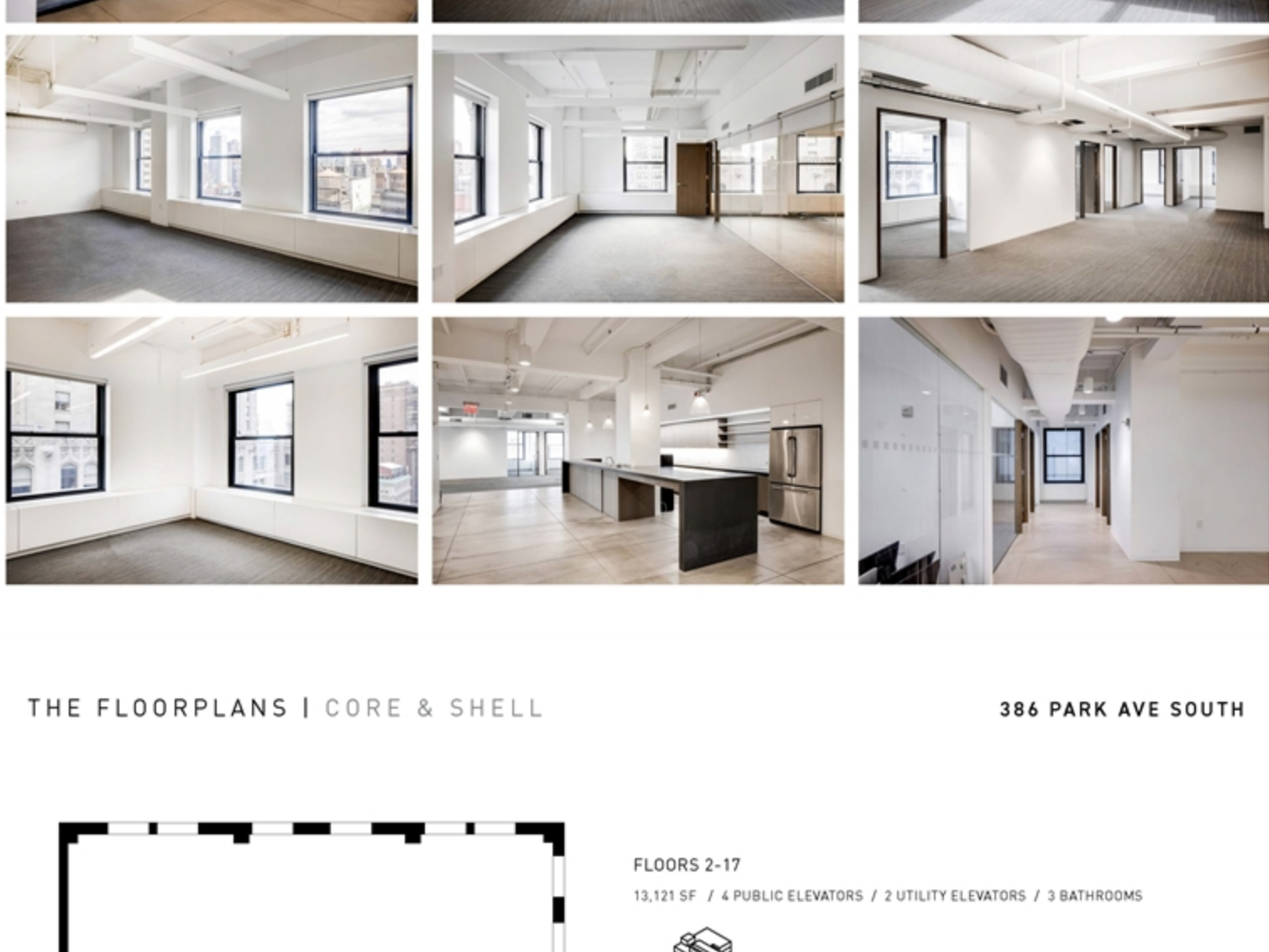


THE KITCHEN

EACH FLOOR INCLUDES A LARGE CENTRALIZED KITCHEN IDEAL FOR TEAM GATHERINGS AND LUNCHES. THE KITCHEN IS OUTFITTED WITH PREMIUM APPLIANCES AND HIGH QUALITY FINISHES.

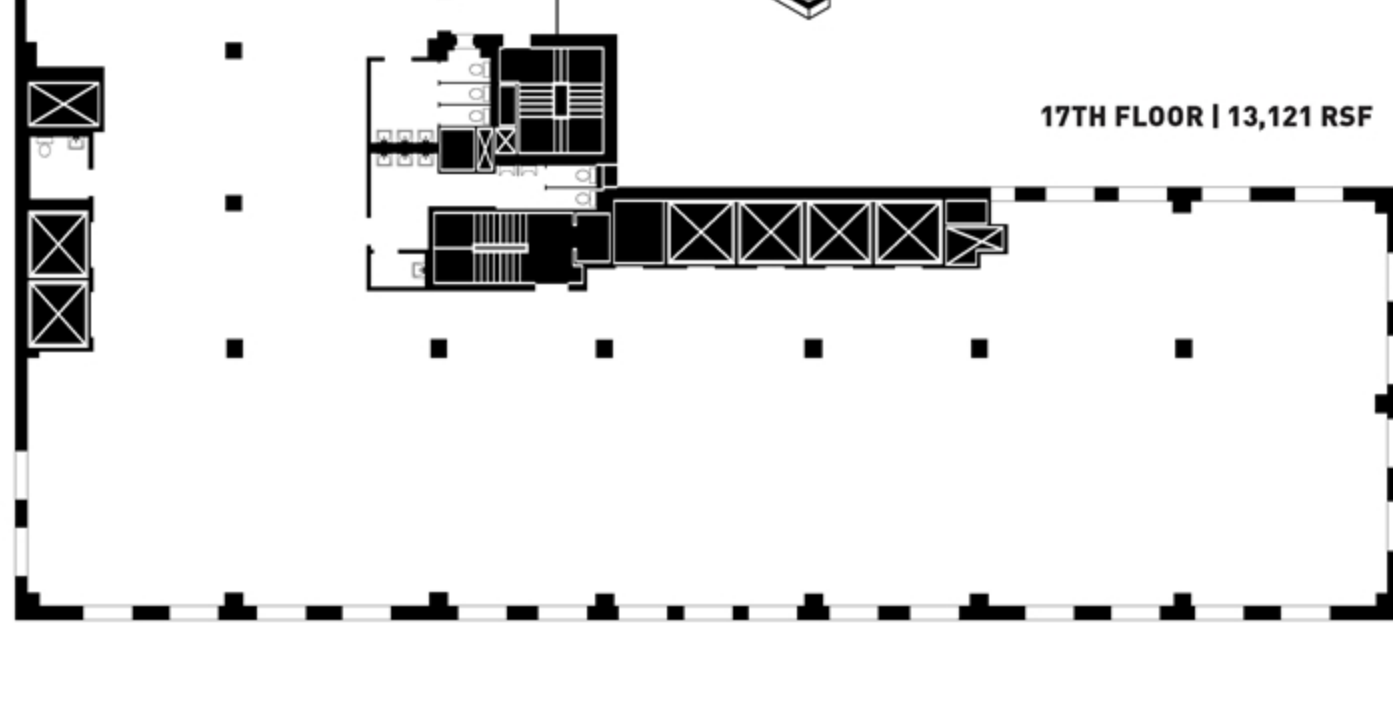
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386 PARK AVE SOUTH
17TH FLOOR | 13,121 RSF



THE FLOORPLANS | CORE & SHELL

386 PARK AVE SOUTH



17TH FLOOR | 13,121 RSF

THE FLOORPLANS | TEST FIT

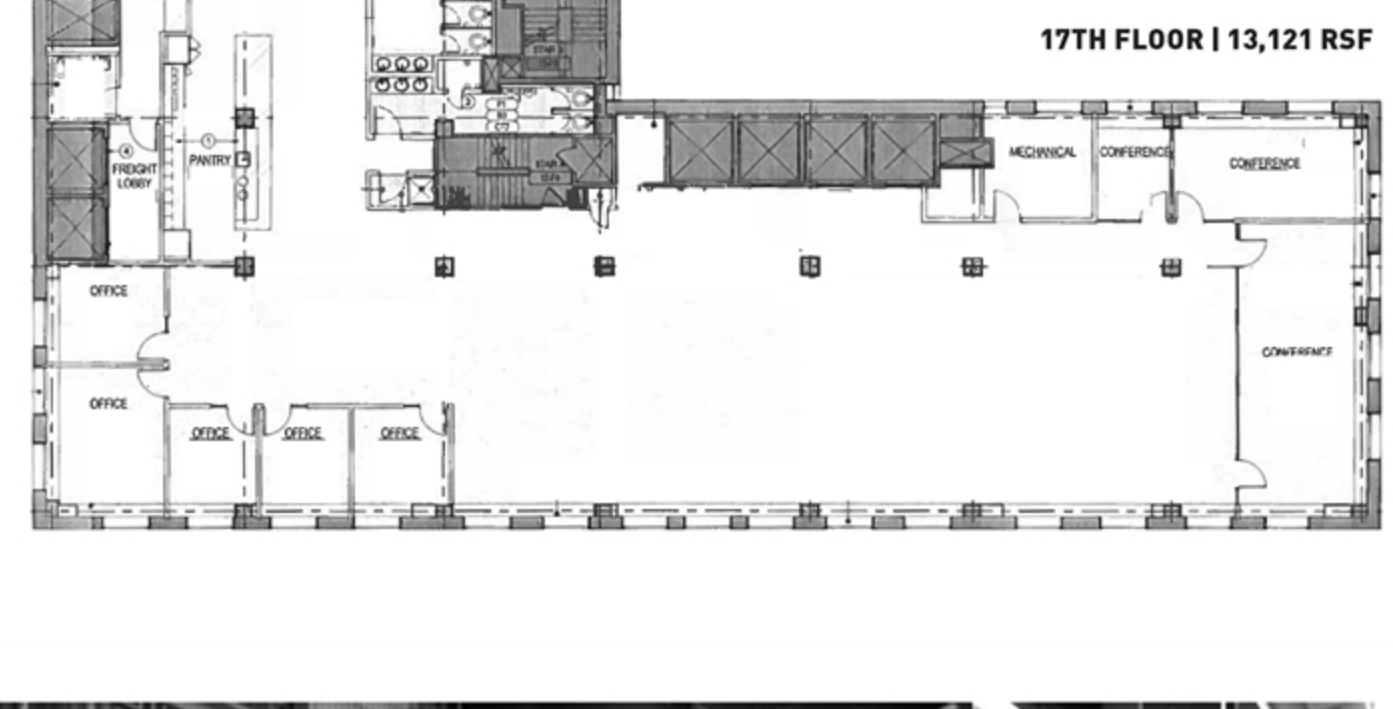
386 PARK AVE SOUTH



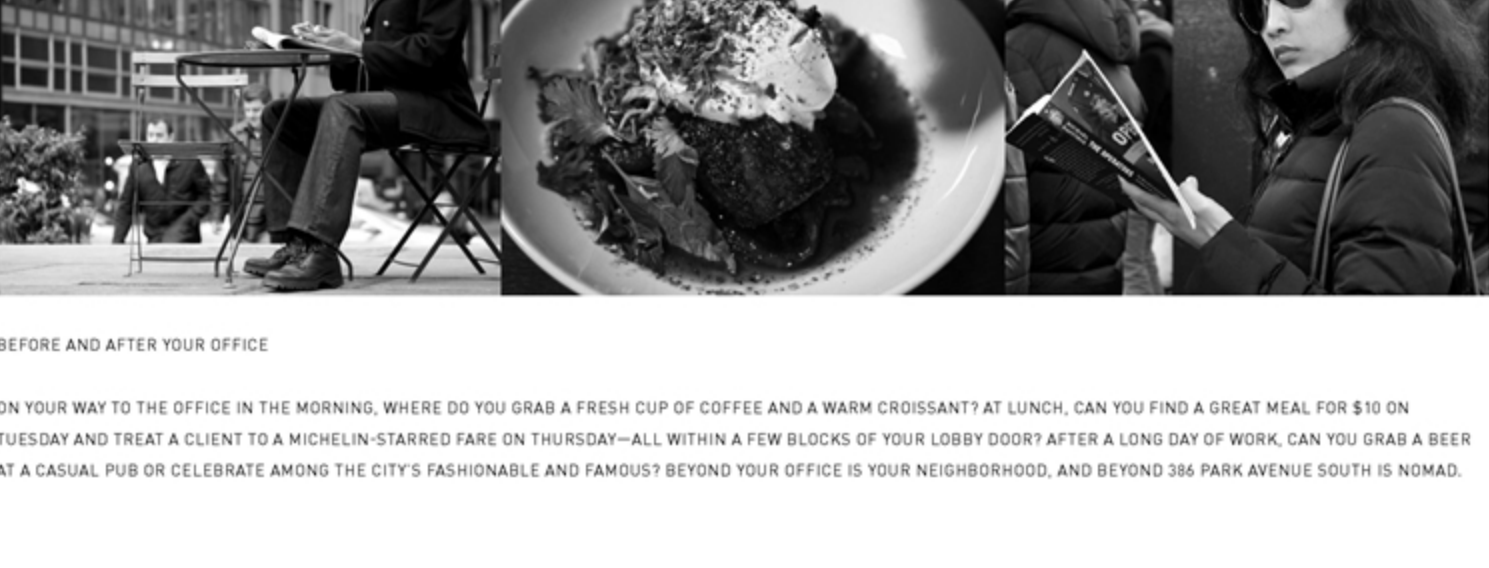
17TH FLOOR | 13,121 RSF

THE FLOORPLANS | AS BUILT CONDITION

386 PARK AVE SOUTH



17TH FLOOR | 13,121 RSF



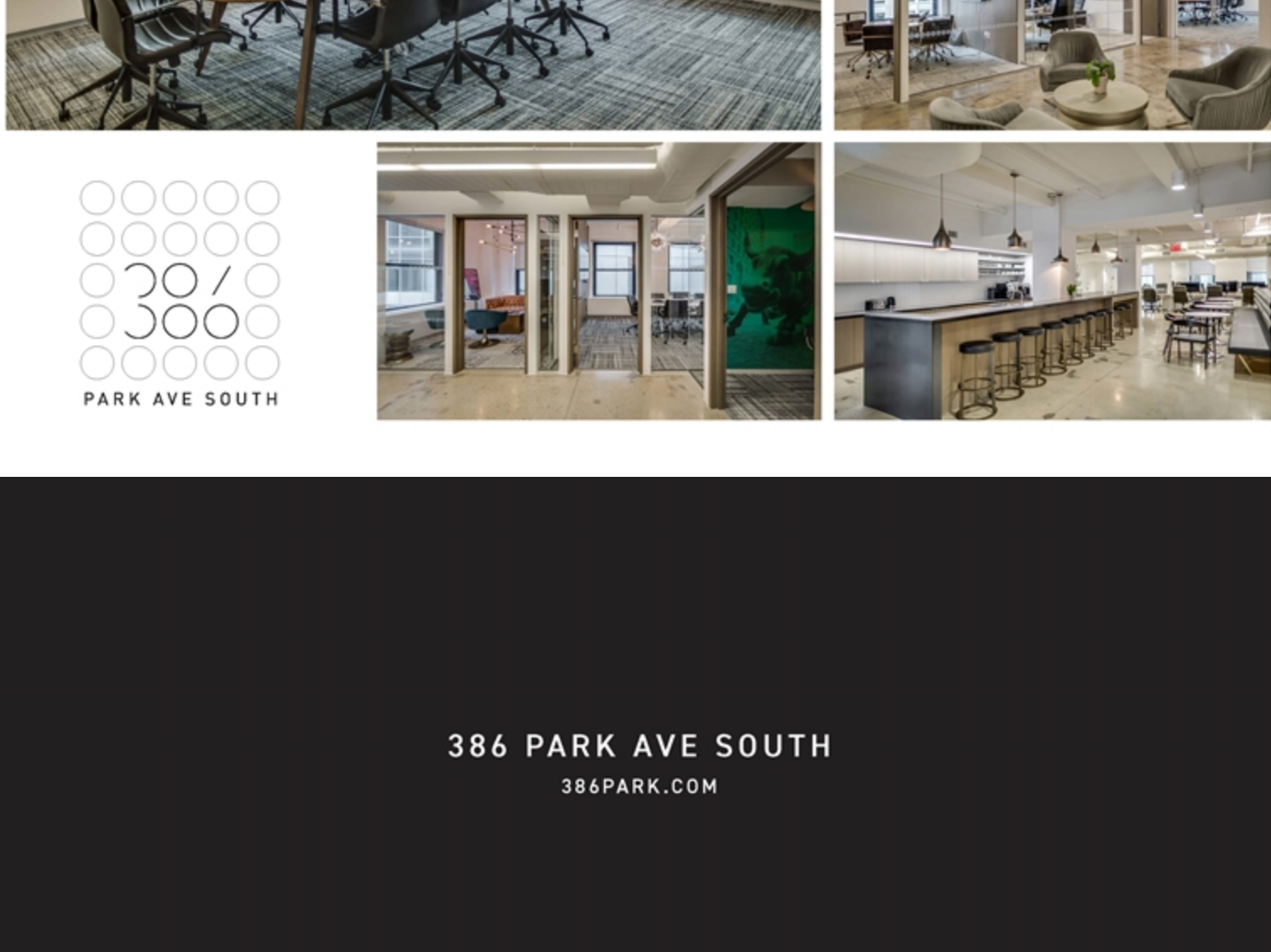
THE NEIGHBORHOOD

BEFORE AND AFTER YOUR OFFICE

ON YOUR WAY TO THE OFFICE, WHERE DO YOU GRAB A FRESH CUP OF COFFEE AND A WARM CROISSANT? AT LUNCH, CAN YOU FIND A GREAT MEAL FOR \$10 ON TUESDAY AND TREAT A CLIENT TO A MICHELIN-STARRED FARE ON THURSDAY—ALL WITHIN A FEW BLOCKS OF YOUR LOBBY DOOR? AFTER A LONG DAY OF WORK, CAN YOU GRAB A BEER AT A CASUAL PUB OR CELEBRATE AMONG THE CITY'S FASHIONABLE AND FAMOUS? BEYOND YOUR OFFICE IS YOUR NEIGHBORHOOD, AND BEYOND 386 PARK AVENUE SOUTH IS NOMAD.

- | | | |
|---|--|--|
| <p>MADISON SQUARE PARK
WITHIN THREE BLOCKS OF THE FRONT DOOR OF 386 PARK AVENUE SOUTH IS THE GLAMOROUS MADISON SQUARE PARK. THE PARK IS A GREAT REFRESH WHERE EVENTS ARE OFFERED THROUGHOUT THE YEAR BY THE MADISON SQUARE PARK CONSERVANCY.</p> | <p>DINING
NOMAD IS HOME TO THREE MICHELIN STAR ELVEN MADISON PARK, MONOCLE HIGHLIGHTS THE NOMAD BAR, AND A RANGE OF DIVERSE CUISINE FROM FOOD TRUCKS TO FIKA CHOCOLATES. ALL WITHIN A FEW BLOCKS OF THE BUILDING.</p> | <p>TRANSPORTATION
386 PARK AVENUE SOUTH SITS ATOP THE GREEN (G) LINE, AND IS A FEW BLOCKS FROM THE YELLOW (N, R, G) OUR DOOR FRONTS PARK AVENUE RUNNING BOTH NORTH AND SOUTH TRAFFIC, AND TO THE SOUTH IS UNION SQUARE AND THE L TRAIN SERVICING THE HEART OF BROOKLYN.</p> |
| <p>EMPIRE STATE BUILDING
GRAMERCY PARK
SILICON ALLEY</p> | <p>EATALY
SHAKE SHACK
FIKA
WOLFGANGS STEAK HOUSE</p> | <p>GRAND CENTRAL
4, N, R
UNION SQUARE</p> |

LIFE IN 386 PARK AVE SOUTH



386 PARK AVE SOUTH
386PARK.COM

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|--|--|--|
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ALEX.LEOPOLD@NMRK.COM</p> | <p>JONATHAN FRANZEL
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|--|--|--|

NEWMARK

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