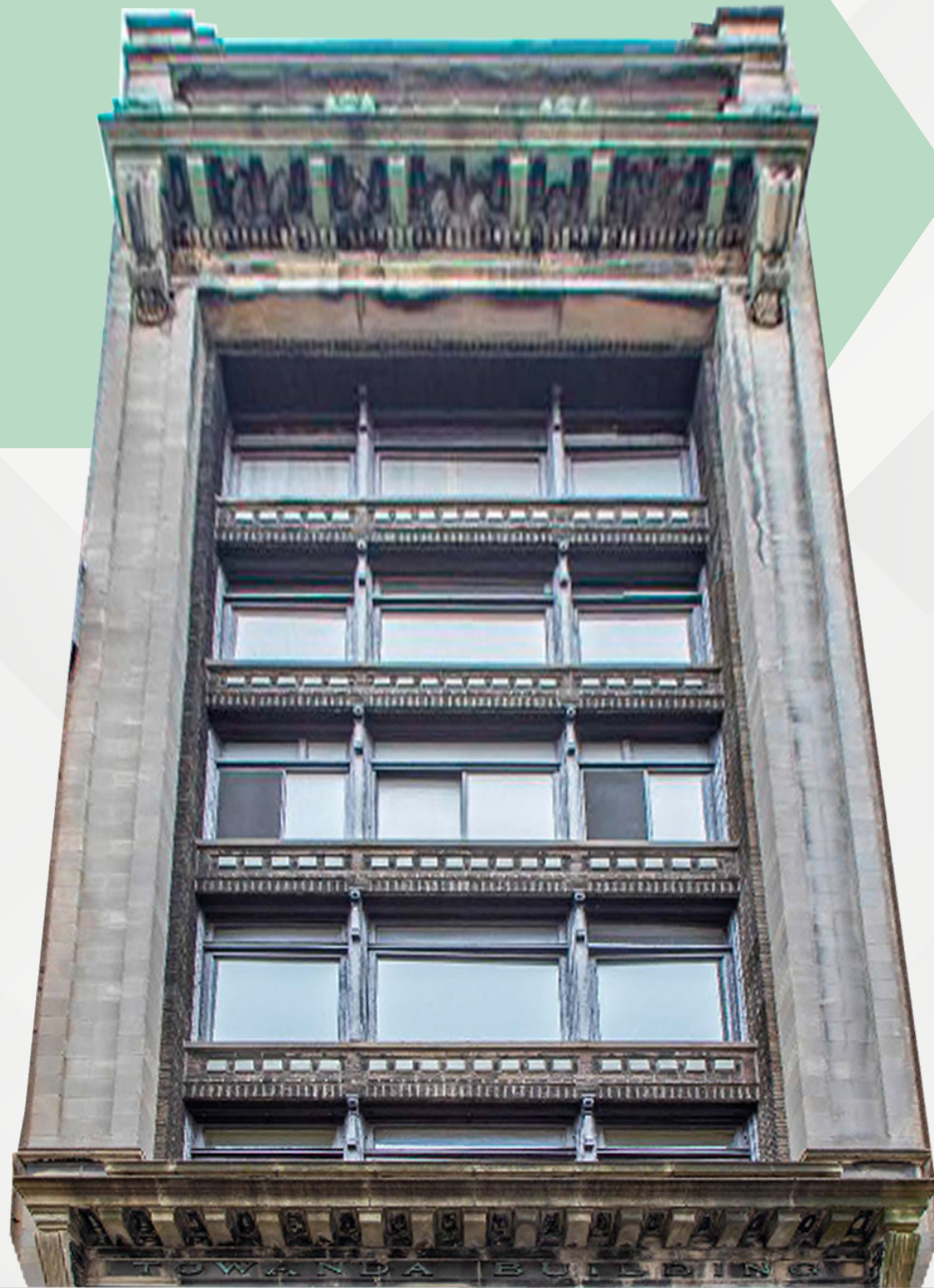


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PARK AVENUE SOUTH

**PRIVATE FULL FLOOR
OFFICE SPACE AVAILABLE**

CBRE



Entire 4 2,000 RSF

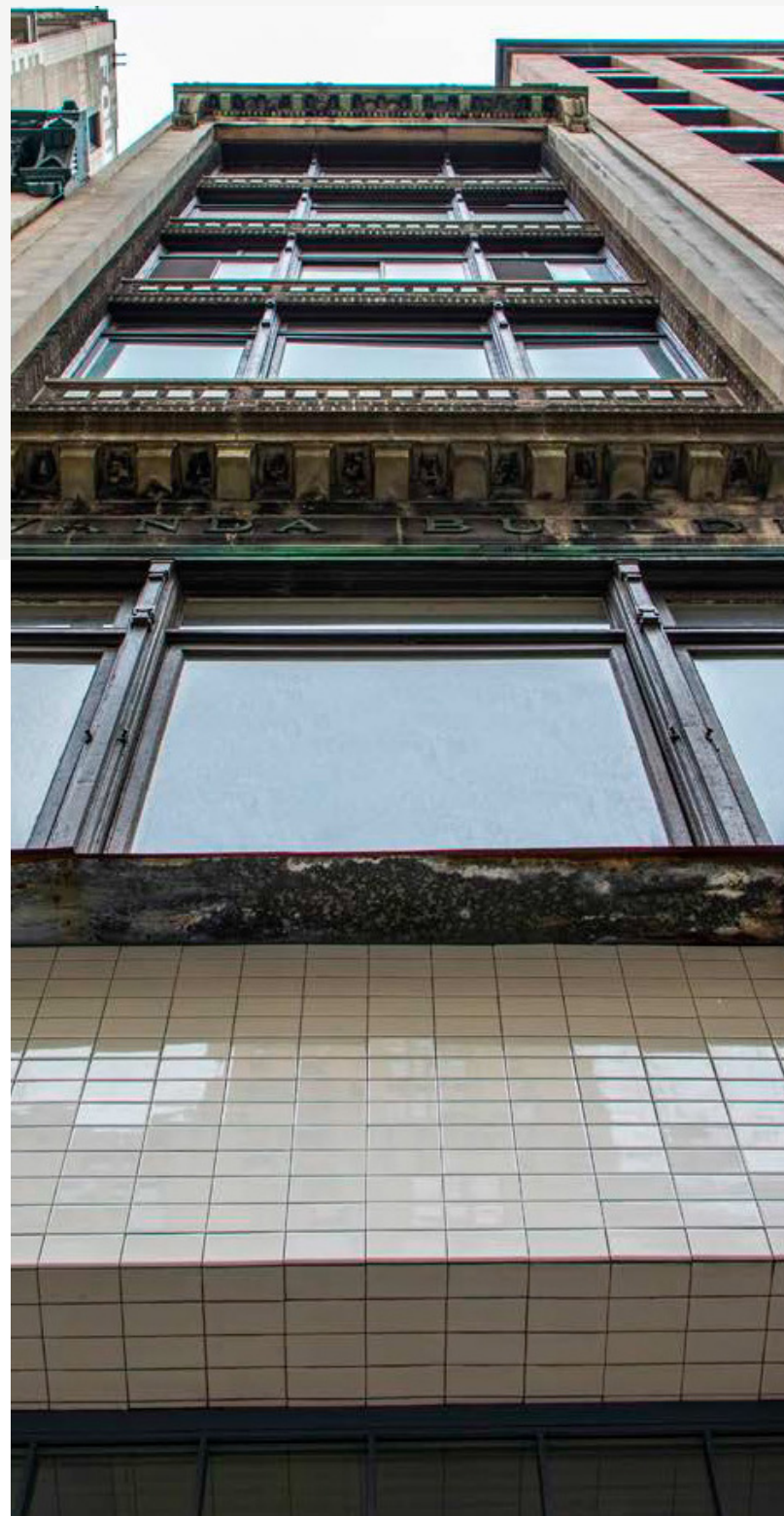
Possession: Immediate
Term: Negotiable*

*Landlord will consider short term transactions

Entire 6 2,000 RSF

Possession: Immediate
Term: Negotiable*

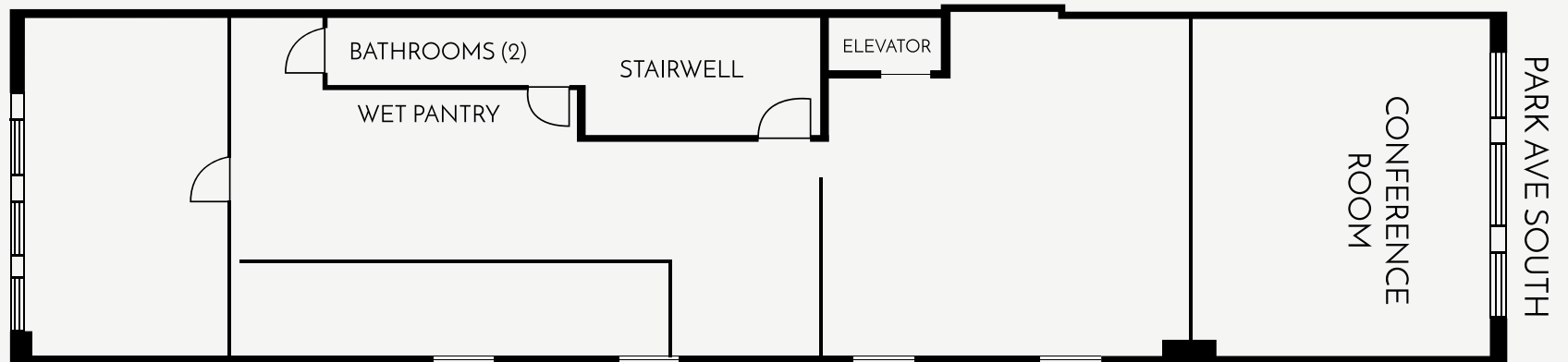
- ▶ **NEW** Keyed / Locking Elevator
- ▶ Move-in ready with mixture of offices, conference rooms and/or open plan
- ▶ **NEW** Large operable windows (3 sides on 6th, 2 sides on 4th)
- ▶ Tenant controlled **HVAC** on each floor
- ▶ Wet Pantry on each floor
- ▶ 2 private restrooms on each floor
- ▶ Prime Park Avenue South located 1 block from 6 train entrance
- ▶ Low loss factor
- ▶ 24-hour access (unattended lobby)
- ▶ Quiet, low traffic, loft-style building
- ▶ Spectrum class connection



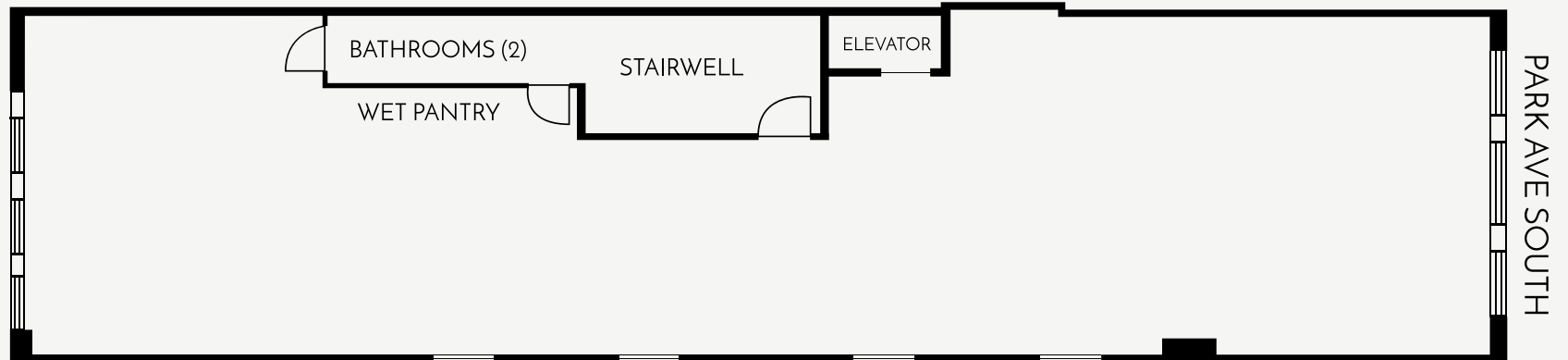


Sample Floor (6th)

E4



E6



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PARK AVENUE SOUTH

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