

499 PARK AVENUE

# ON DISPLAY AT 499 PARK

“Let’s do it right.  
This is for the ages.”

— I. M. PEI

 AMERICAN  
REALTY ADVISORS

**CBRE**



## Timelessly Elegant

Designed by world-renowned architect team, I. M. Pei & Partners, the iconic 499 Park Avenue offers a premier office environment; a contemporary counterpoint to the classic residential buildings lining Park Avenue.

The luxurious white marble extends from lobby to street, highlighting the main entrance against the tower's black metal-and-glass façade.

▶ [VIRTUAL TOUR](#)



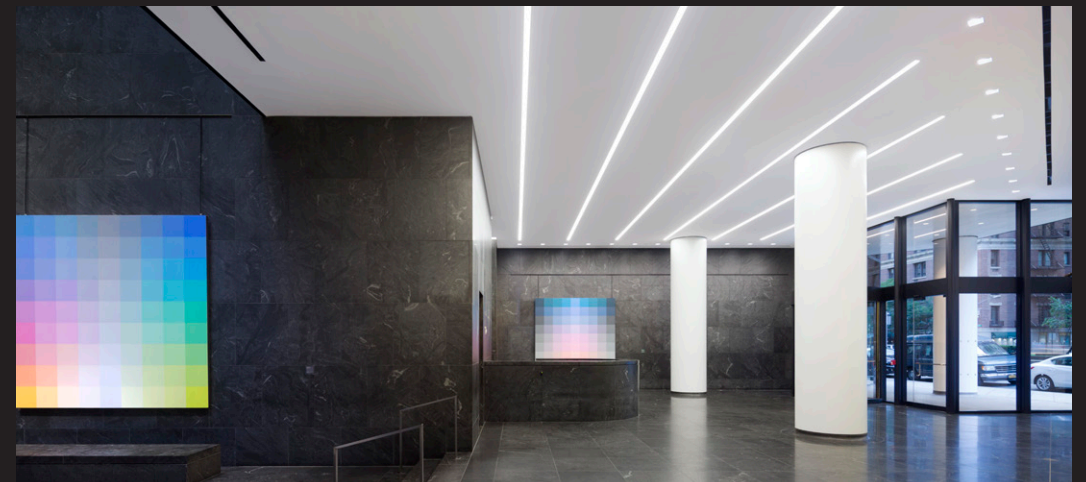
# EXPERTISE & LEADERSHIP

## Preserving a Classic

Together, both ownership and management teams at 499 Park share over 100 years of expertise and leadership in the industry. Ownership's dedication to sustainability matched with management's promise to prioritize every interaction ensure this tower will serve companies for many years to come.

The owner has implemented a slew of sustainability practices at each of their assets, and 499 Park has proudly reached LEED, Fitwel, and Energy Star certifications.

Management provides white-glove service, prioritizing staff and visitors at every touchpoint. Both landlord and property management teams constantly seek ways to elevate the tenant and visitor experience in all of their high-end sustainable properties.



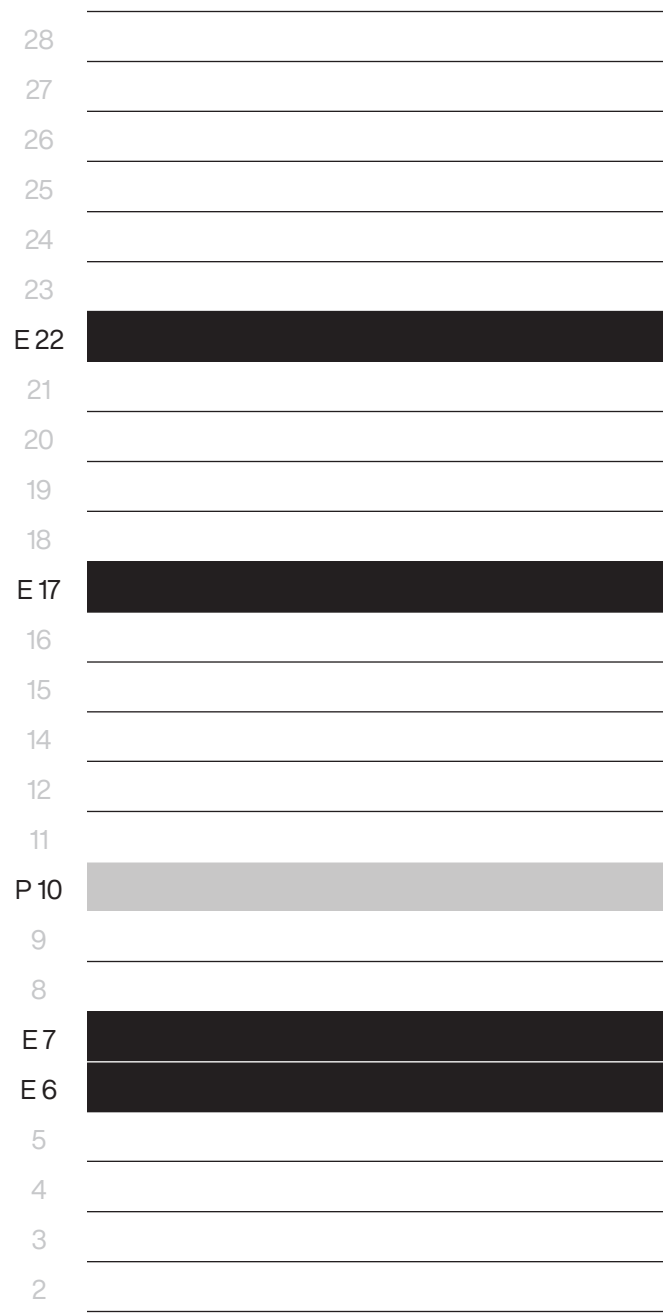
# BLANK CANVAS

Endless Opportunities

The architects expertly designed this office to suit most user types. The expansive floor plates and open layouts allow natural light to flood in and they encourage easy collaboration across teams.

With so many configurations possible, tenants can occupy the space as they wish.





■ Entire  
■ Partial

# AVAILABILITIES

**E 22nd Floor 11,590 RSF**

- Currently available
- Nicely whiteboxed. Landlord will turnkey to the building standard

↓ TEST FIT

**E 17th Floor 11,293 RSF**

- Available 11/2024
- To be demolished. Landlord will turnkey to the building standard

↓ TEST FIT

**P 10th Floor 4,105 RSF**

- Built space with 1 conference room, 4 offices, pantry and open area for 19

↓ AS BUILT PLAN

**E 7th Floor 11,303 RSF**

- Currently available
- Raw space. Landlord will turn-key to the building standard

↓ TEST FIT

▶ VIRTUAL TOUR

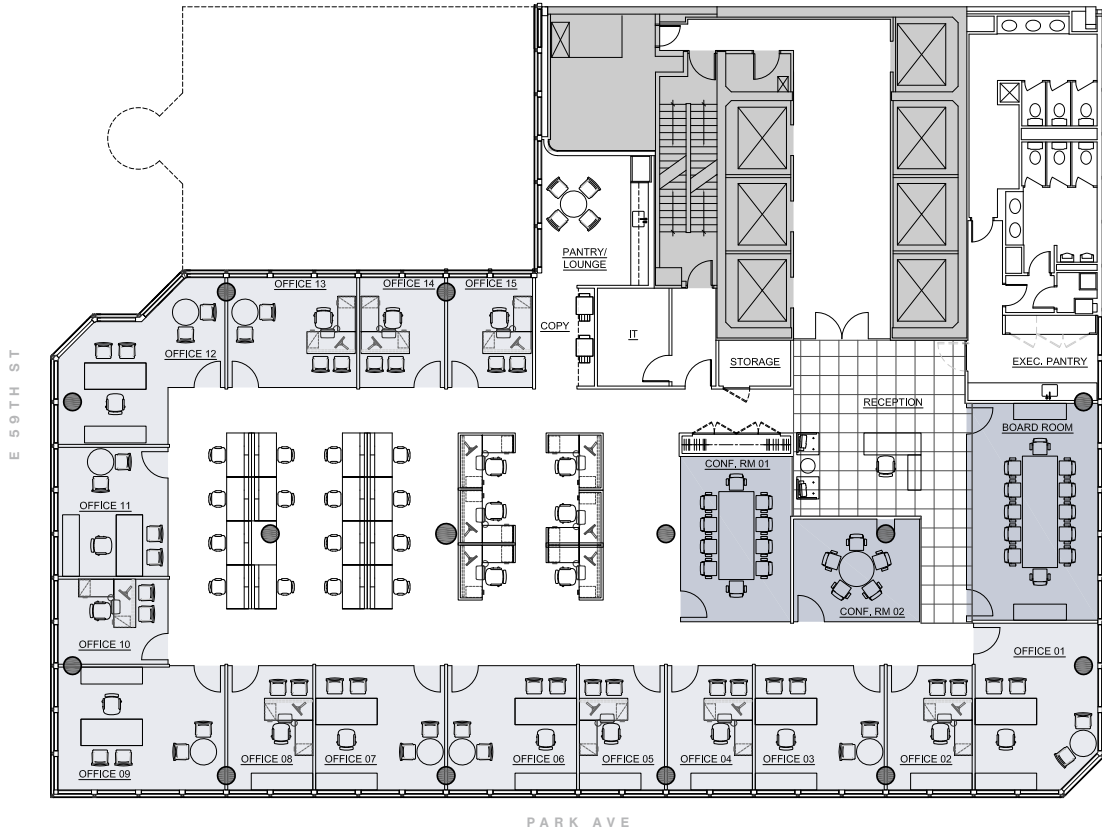
**E 6th Floor 11,175 RSF**

- Currently available
- Brand new prebuilt space with 2 conf. rooms, 1 meeting room, 7 offices, 2 phone rooms and open area for 38

↓ PREBUILT PLAN

# 22nd FLOOR

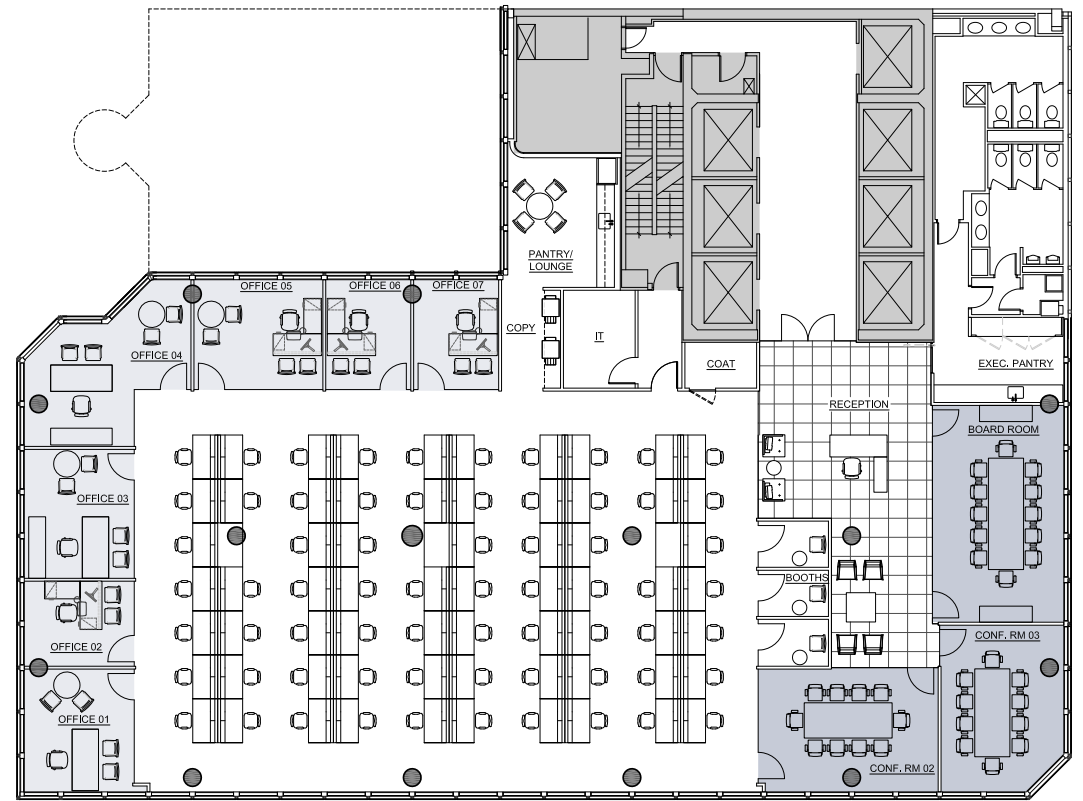




# OFFICE

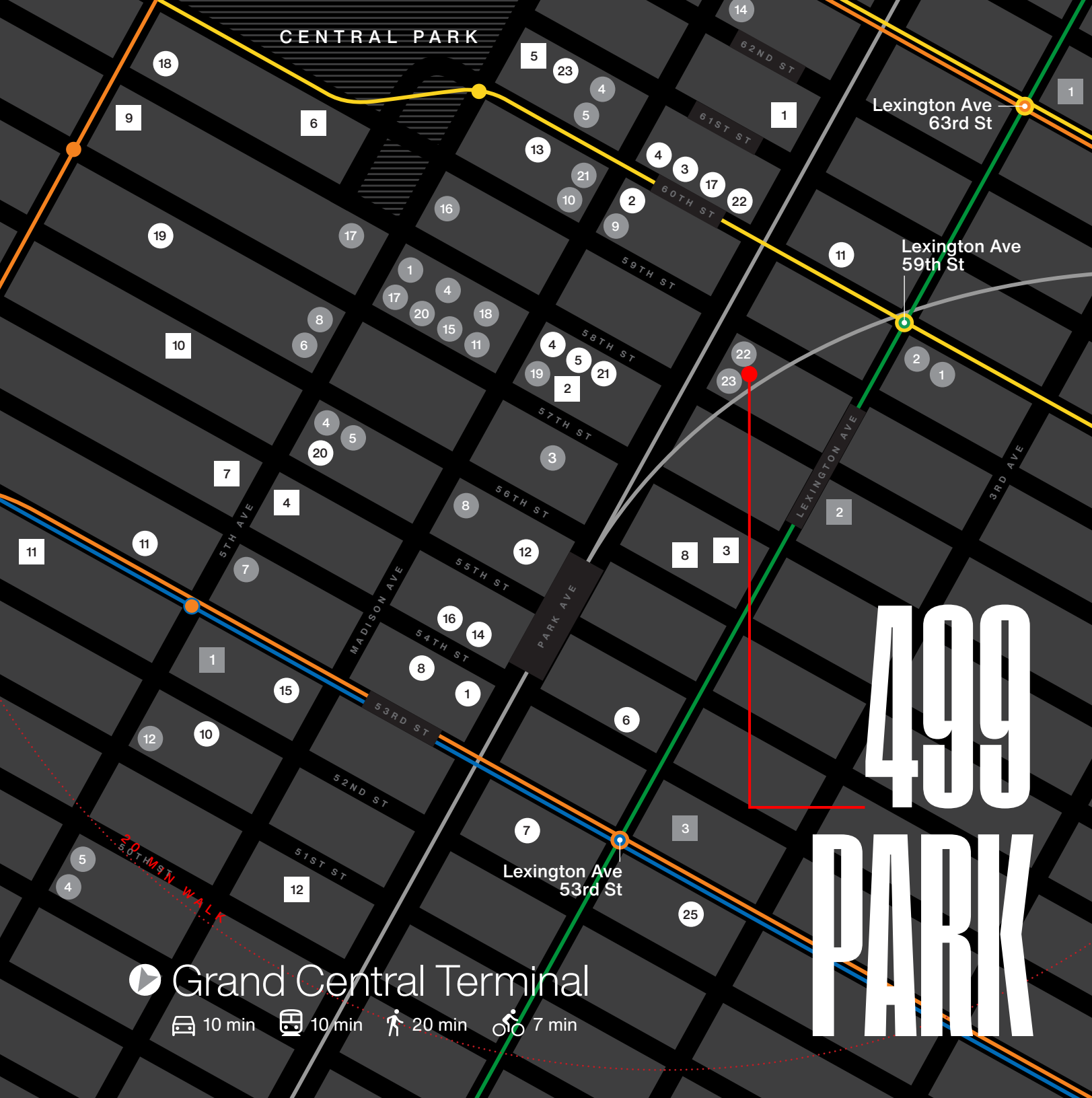
# INTENSIVE

Office	15
Workstations	21
<hr/>	
Total	36
Conference Rooms	02
Board Room	01



# TRADING

Office	07
Workstations	67
<hr/>	
Total	74
Conference Room	02
Board Room	01



# 499 PARK

- **Dining**
- 1 Casa Lever
- 2 Le Bilboquet
- 3 Il Mulino
- 4 Serafina
- 5 Tao
- 6 Bobby Van's
- 7 The Grill
- 8 Monkey Bar
- 9 Daniel
- 10 Fig & Olive
- 11 The Bar Room
- 12 Aquavit
- 13 Avra Madison
- 14 Cellini
- 15 Empellon
- 16 Nerai
- 17 Phillippe Chow
- 18 Quality Meats
- 19 Nobu Fifty Seven
- 20 The Polo Bar
- 21 LAVO
- 22 The Regency Bar & Grill
- 23 Perrine
- 24 P.J. Clarke's
- 25 Sugarfish
- **Hotels**
- 1 Loews Regency
- 2 Four Seasons Hotel
- 3 Hotel 57
- 4 The St. Regis
- 5 The Pierre
- 6 The Plaza
- 7 The Peninsula
- 8 The Lombardy
- 9 1 Hotel Central Park
- 10 The Whitby Hotel
- 11 Baccarat Hotel
- 12 Lotte New York Palace
- **Gyms**
- 1 Equinox
- 2 Orangetheory
- 3 TMPL
- 4 Barry's
- **Retail**
- 1 Moncler
- 2 Bloomingdale's
- 3 Phillips Auction House
- 4 Armani
- 5 Dolce & Gabbana
- 6 Prada
- 7 Stuart Weitzman
- 8 BVLGARI
- 9 Baccarat
- 10 CELINE
- 11 Chanel
- 12 Longchamp
- 13 Hermès
- 14 Jimmy Choo
- 15 David Yurman
- 16 Apple
- 17 Bergdorf Goodman
- 18 Burberry
- 19 Fendi
- 20 Louis Vuitton
- 21 Tod's
- 22 Bernardaud @ 499 Park
- 23 Armani Casa @ 499 Park

▶ Grand Central Terminal  
 🚗 10 min   🚆 10 min   🚶 20 min   🚲 7 min





# WORLD CONNECTION

Located on one of New York's most desirable corners and at the center of prestigious commercial and retail districts — offering stunning views of Central Park and Park Avenue.

Park Avenue not only connects you to New York City, but to the rest of the world.





# SCHEDULE A TOUR

**Paul Amrich**  
212 984 8122  
Paul.Amrich@cbre.com

**Neil King**  
212 984 8352  
Neil.King@cbre.com

**James Ackerson**  
212 984 6647  
James.Ackerson@cbre.com

**Shay Kenney**  
212 656 0534  
Shay.Kenney@cbre.com

