

THE CROWN OF PARK AVENUE

THE CROWN OF PARK AVENUE

230 | PARK

AN OFFICE ADDRESS LIKE NO OTHER

THE BUILDING

CROWNING ACHIEVEMENT

230 Park, known as The Crown of Park Avenue, epitomizes New York's grandeur, seamlessly blending classical architecture with a modern business address.

Located just steps from Grand Central, this architectural gem offers unparalleled access to the city's vibrant offerings. Step inside and experience a world where luxury meets convenience, making 230 Park not just a landmark but a testament to the timeless elegance and progressive spirit of New York City.



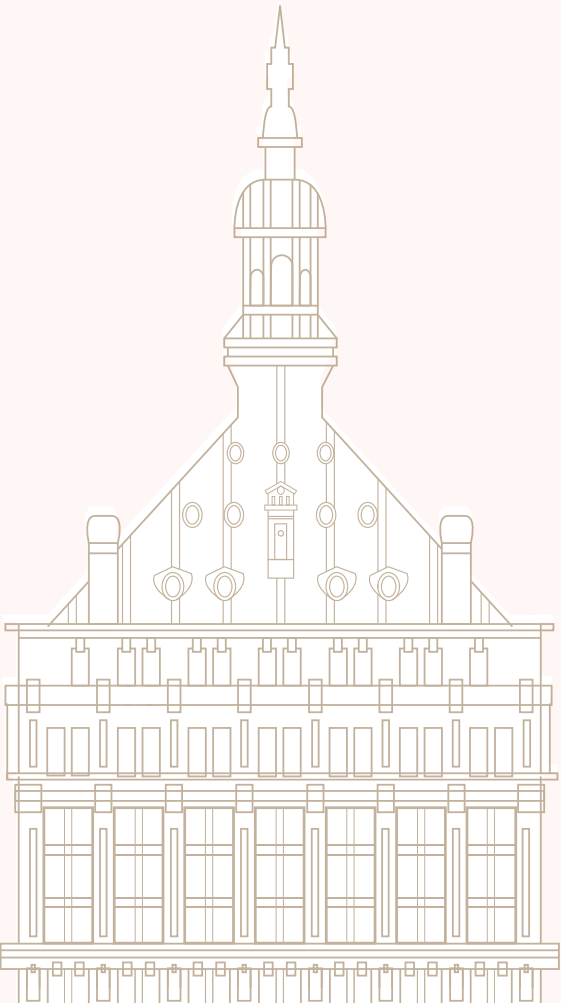


THE CROWN OF PARK AVENUE

PARK AVENUE REFINEMENT, WITH A MODERN MINDSET.

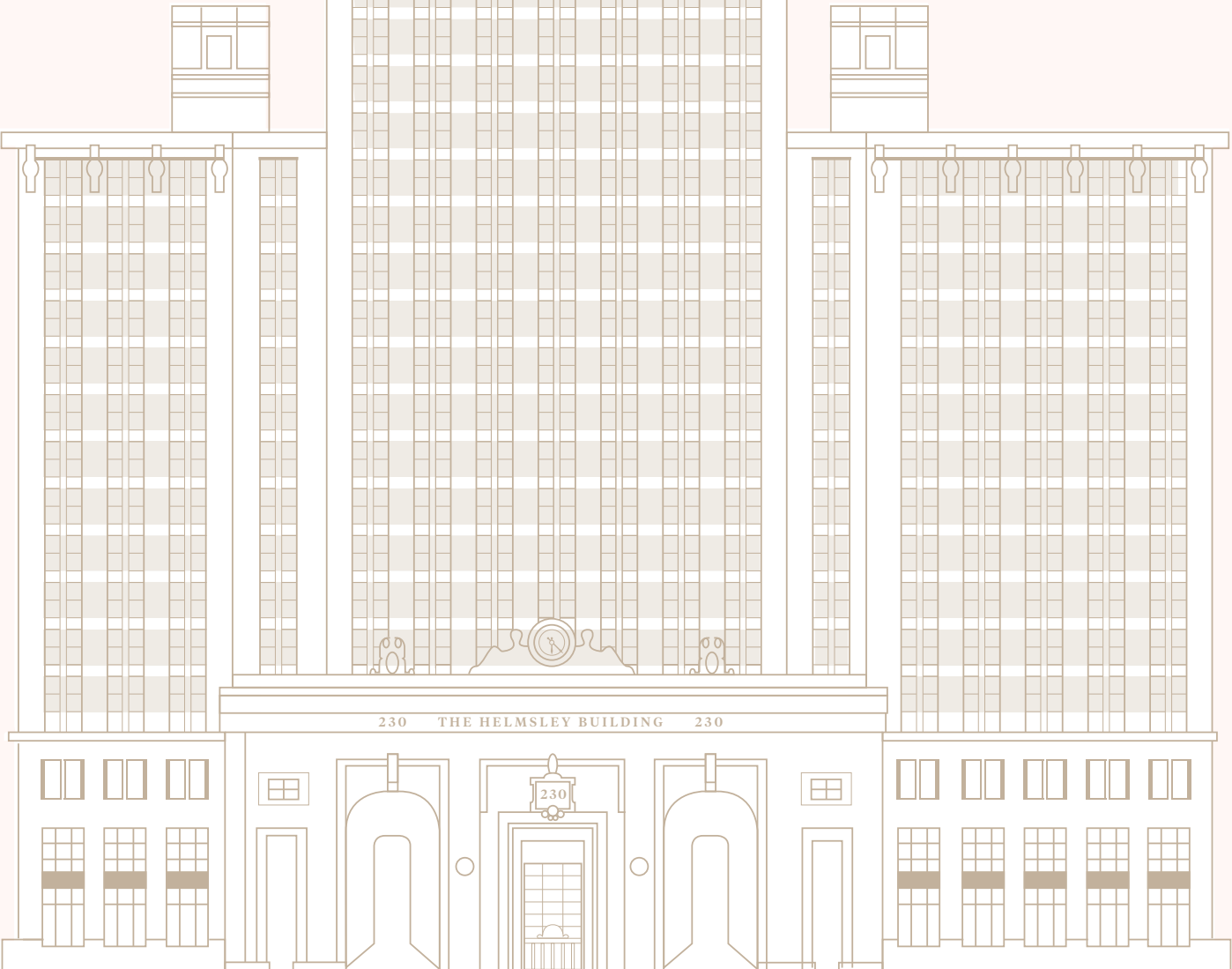
AVAILABILITY

THE CROWN COLLECTION	PARTIAL - ENTIRE 34 TH FLOOR SLAB HEIGHT 13'4"	8,000 RSF - 16,902 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	PARTIAL - ENTIRE 31 ST FLOOR SLAB HEIGHT 13'10"	8,000 RSF - 22,087 RSF	AVAILABLE IMMEDIATELY
THE CROWN COLLECTION	PARTIAL 28 TH FLOOR	4,819 RSF / 3,396 RSF	AVAILABLE IMMEDIATELY



THE CROWN COLLECTION

ENTIRE 14 TH FLOOR	71,505 RSF	AVAILABLE IMMEDIATELY
ENTIRE 13 TH FLOOR	72,327 RSF	AVAILABLE IMMEDIATELY
ENTIRE 12 TH FLOOR	70,957 RSF	AVAILABLE IMMEDIATELY
ENTIRE 11 TH FLOOR	72,023 RSF	AVAILABLE IMMEDIATELY
PARTIAL 9 TH FLOOR	6,556 RSF / 11,806 RSF	AVAILABLE IMMEDIATELY
PARTIAL 8 TH FLOOR	45,458 RSF / 8,507 RSF / 9,214 RSF	AVAILABLE IMMEDIATELY
ENTIRE 7 TH FLOOR	71,083 RSF	AVAILABLE IMMEDIATELY
PARTIAL 6 TH FLOOR	9,985 RSF - 32,707 RSF	AVAILABLE IMMEDIATELY
PARTIAL 5 TH FLOOR	24,848 RSF (PRIVATE TERRACE)	AVAILABLE IMMEDIATELY



CONTIGUOUS BLOCK - 286,812 TOTAL SF

CONTIGUOUS BLOCK - 116,541 TOTAL SF

5TH FLOOR AMENITY CENTER & TERRACE

THE BUILDING



A POWERFUL BUSINESS ADDRESS

PARK AVENUE, THE ESSENCE OF NEW YORK POSSIBILITY.





A SENSE OF ARRIVAL

AN ENTRANCE THAT MAKES YOUR INTRODUCTIONS FOR YOU.

THE OFFICES

INSPIRED OFFICES WITH PARK AVENUE VIEWS



An exceptional three-floor block totaling 214,781 RSF, available as a full offering or customizable for one or two floors. Features include direct Grand Central access, sweeping Park Avenue views, abundant natural light from four windowed sides, state-of-the-art infrastructure, and exclusive building amenities.





Design your ideal modern workspace with open layouts and premium finishes that inspire creativity and productivity.



Open ceilings and glass-fronted conference rooms enhance the prestige of the 230 Park offices, offering a sophisticated ambiance.



Create the perfect space for relaxation and fun with a cozy gaming area and fully-equipped pantry.

THE NEIGHBORHOOD

THE BEST OF NEW YORK CITY

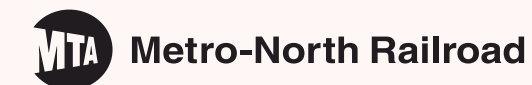
Nestled in the heart of New York City, 230 Park offers exceptional proximity to world-class attractions, dining, and entertainment.

This distinguished location merges historic grandeur with contemporary ease, placing you at the center of it all.





THE NEIGHBORHOOD

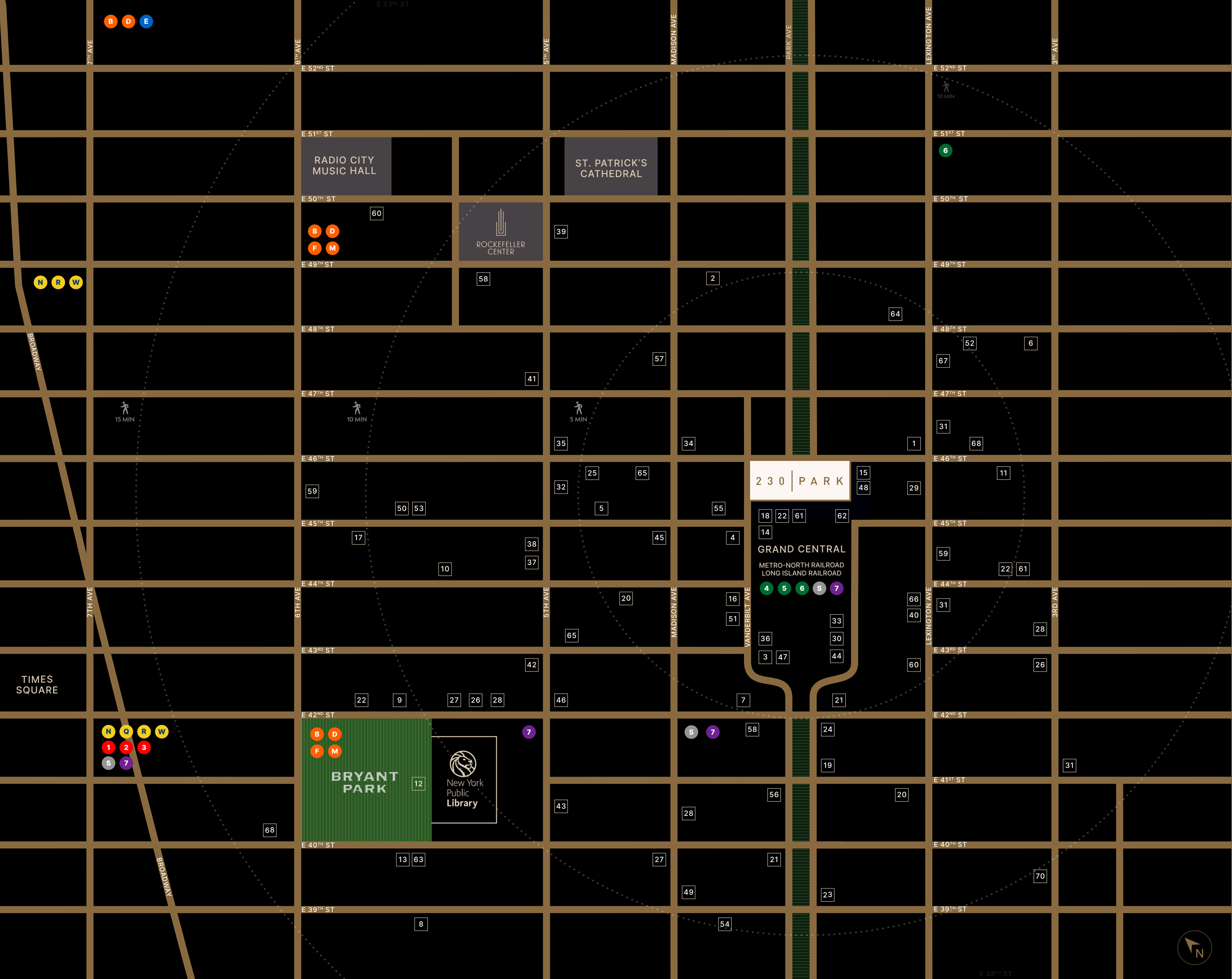


CONVENIENTLY CONNECTED

WORLD-CLASS TRANSPORTATION NETWORK PROVIDES ACCESS TO ALL OF NEW YORK CITY AND THE TRI-STATE AREA.







NEIGHBORHOOD

Fine Dining

1. Dos Caminos
2. Fasano
3. Cipriani Dolci
4. Ammos Estiatorio
5. Morton's Steakhouse
6. Sea Fire Grill
7. Le Pavillon
8. Harta & Bar Harta
9. Gabriel Kreuther
10. Kellari Taverna
11. Aretsky's Patroon
12. Bryant Park Grill
13. Koi
14. The Capital Grille
15. Bobby Van's
16. Point Seven
17. Butter

Retail

41. Sephora
42. The North Face
43. Muji Fifth Ave
44. Warby Parker
45. Paul Stuart
46. COS

Bars

47. The Campbell
48. Lea Wine Bar
49. The Madison Lounge
50. Valerie
51. Bergamo's
52. The Stayton Room
53. Madame George
54. Raines Law Room at The William

Casual Dining

18. Vanderbilt Market
19. Los Tacos No.1
20. Le Pain Quotidien
21. Tartinery Café
22. Sweetgreen
23. Park Ave Tavern
24. Pershing Square
25. JoJu
26. Le Botaniste
27. Cava
28. Naya
29. Sticky's
30. Shake Shack
31. Pret A Manger

Cafés

55. Black Fox Coffee
56. Kona Coffee Roasters
57. Bluestone Lane Coffee
58. Blue Bottle
59. Ground Central Coffee
60. Cafe Grumpy
61. Maman
62. Starbucks

Hotels

63. Bryant Park Hotel
64. InterContinental New York Barclay
65. The Gotham Hotel

Retail

32. Barnes & Noble
33. Apple Store
34. Charles Tyrwhitt
35. Adidas
36. Lululemon
37. UGG
38. Vans
39. Saks Fifth Ave
40. Bluemercury

Gyms

66. Equinox
67. Crunch Fitness
68. FORM50 Fitness
69. Blink Fitness
70. Orangetheory

AMONG GREAT COMPANY

Many dynamic businesses call this prestigious area home, including JPMorgan Chase, MetLife, Merrill Lynch, and the renowned Michelin-starred restaurant Le Pavillon, to name but a few.

As The Crown of Park Avenue, 230 Park stands as a status symbol, merging the grandeur of the past with the luxuries of a modern workplace, making it the perfect address for distinguished enterprises.



LUXURY REFINED

At 230 Park, tenants and guests enjoy an exclusive array of amenities fitting for business.

Every day here is an opportunity to live and work, surrounded by unparalleled services and sophisticated spaces designed for discerning individuals.

Located on the fifth floor, the amenity center features an executive lounge, club room, conference center, and outdoor terrace.





EXCLUSIVE AMENITIES



DESIGNED TO INSPIRE

STATE-OF-THE-ART CONFERENCE AND MEETING ROOMS DESIGNED
TO INSPIRE PRODUCTIVITY AND COLLABORATION.

EXCLUSIVE AMENITIES



SOCIALIZE IN STYLE

UNWIND AND SOCIALIZE IN OUR SOPHISTICATED LOUNGE,
BLENDING RELAXATION AND ENTERTAINMENT.



230 PARK BUSINESS DAY



7:00am
YOGA & GYM

Start your day with a comprehensive workout year-round at nearby Equinox, New York Sports Clubs or SoulCycle, offering a variety of classes and state-of-the-art equipment.



7:30am
MAMAN COFFE SHOP

Enjoy freshly brewed coffee and a delightful pastry from Maman Coffee Shop, known for its cozy ambiance and artisanal treats.



10:30am
BUSINESS MEETING AT THE EXECUTIVE LOUNGE

Conduct your business meeting in the elegant Executive Lounge, offering a professional setting with comfortable seating and a fully-furnished terrace.



12:00pm
LUNCH AT VANDERBILT MARKET

The city's top local vendors offer diverse gourmet dishes, from freshly made gyros and sandwiches to savory ramen and farm-to-table salads. Whether with an outdoor workout or a midday aperitif, enjoy your afternoon on the 5th floor terrace.



7:00pm
BOBBY VAN'S STEAKHOUSE

Savor every moment of a perfect evening at Bobby Van's, where dinner is an experience to enjoy.

THE CROWN COLLECTION OFFICES

THE CROWN COLLECTION



Ascend to the Crown Collection at 230 Park Avenue, where luxury and prestige reach unparalleled heights. These exclusive top floor workspaces offer sweeping views of Park Avenue. With direct elevator access from the lower floors and amenity spaces, the Crown Collection is more than a workspace—it's an elevated experience where work and life seamlessly converge.



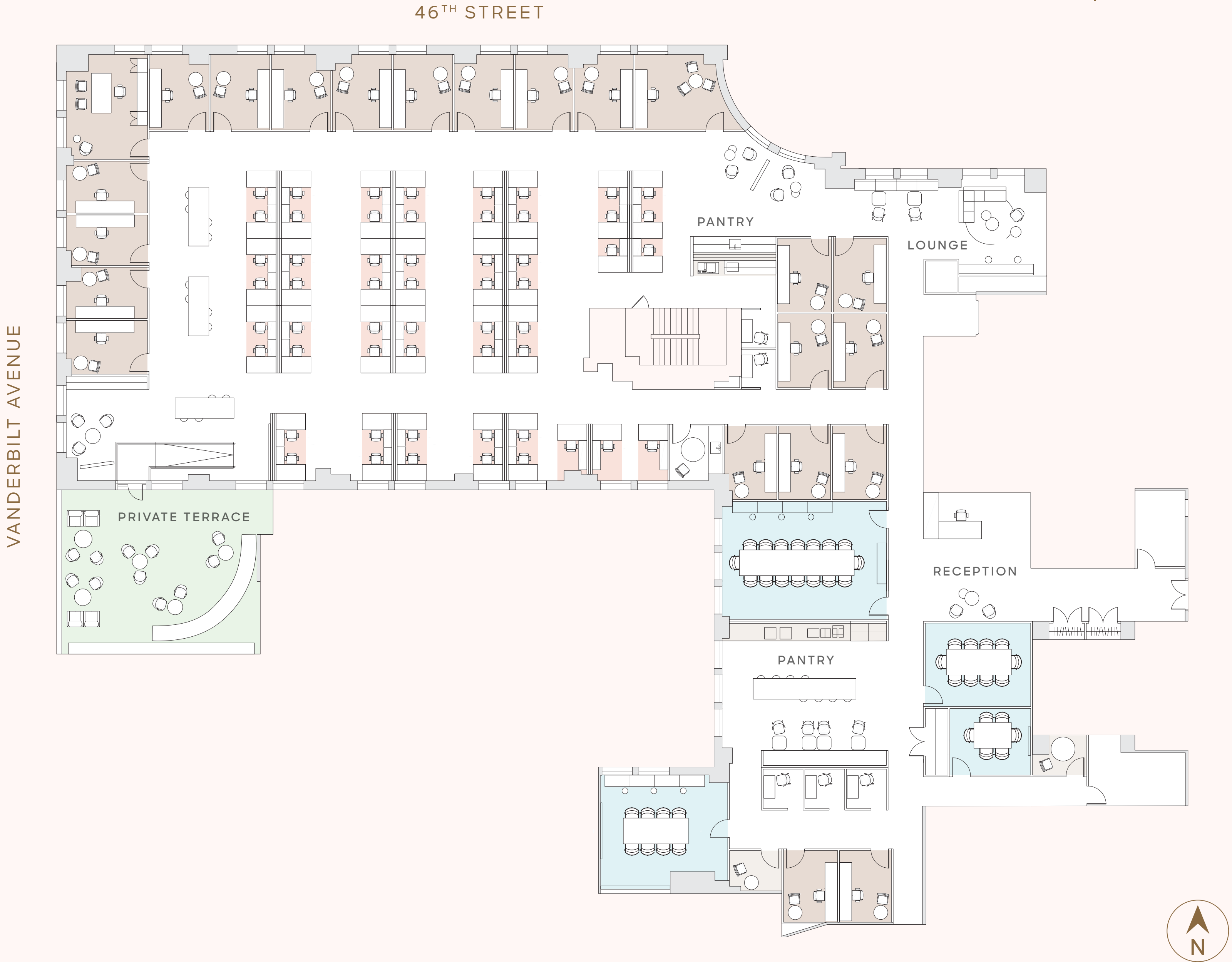


AVAILABLE IMMEDIATELY

PRIVATE TERRACE

PARTIAL 5TH FLOOR
24,848 RSF

WORKSTATIONS	55
PRIVATE OFFICE	23
COLLABORATIVE SEATS	23
CONFERENCE SEATS	44
COPY/PRINT	1
PANTRY	1
WELLNESS ROOM	1
TOTAL	148

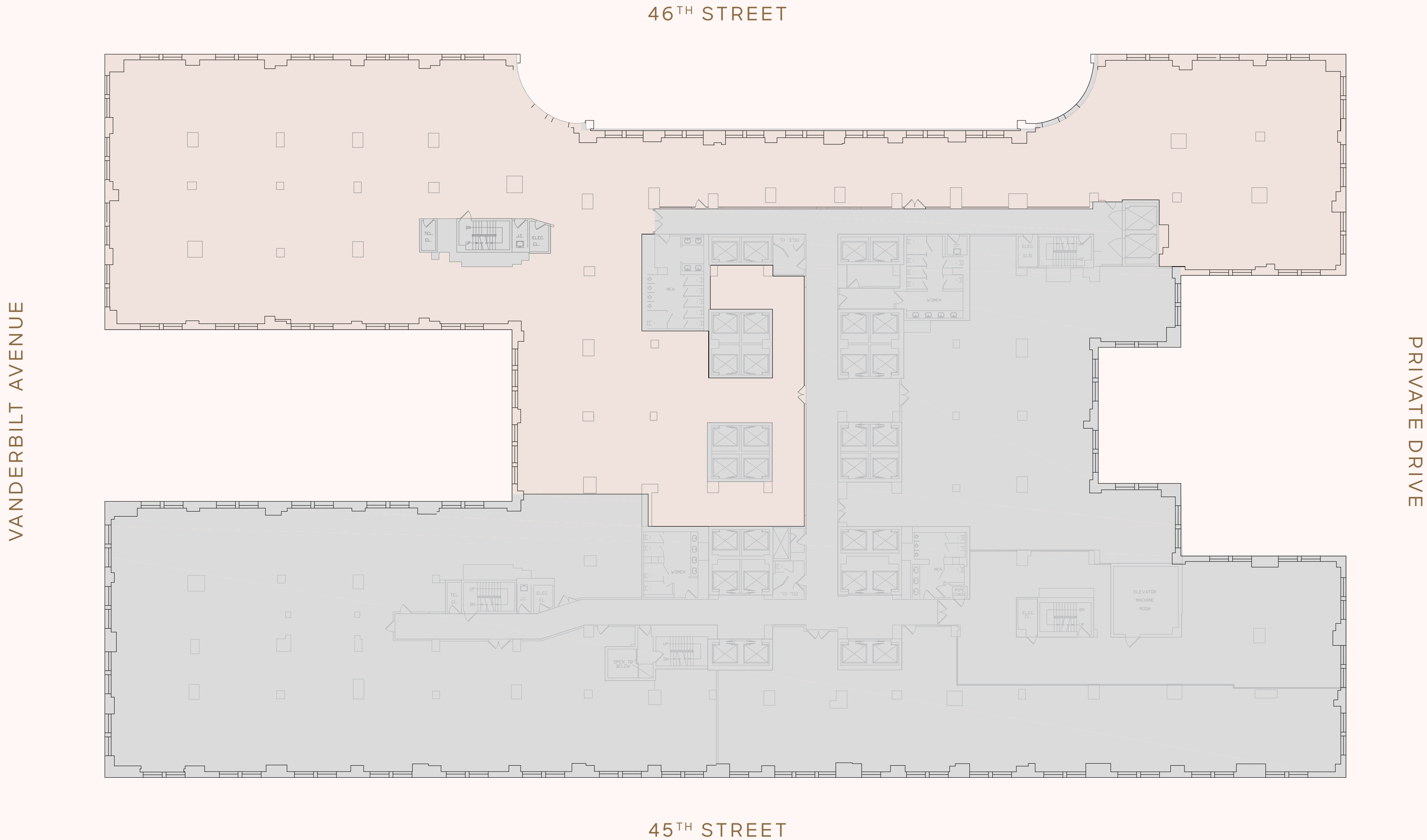


AVAILABLE IMMEDIATELY

230 | PARK

CORE & SHELL

PARTIAL 6TH FLOOR
32,707 RSF



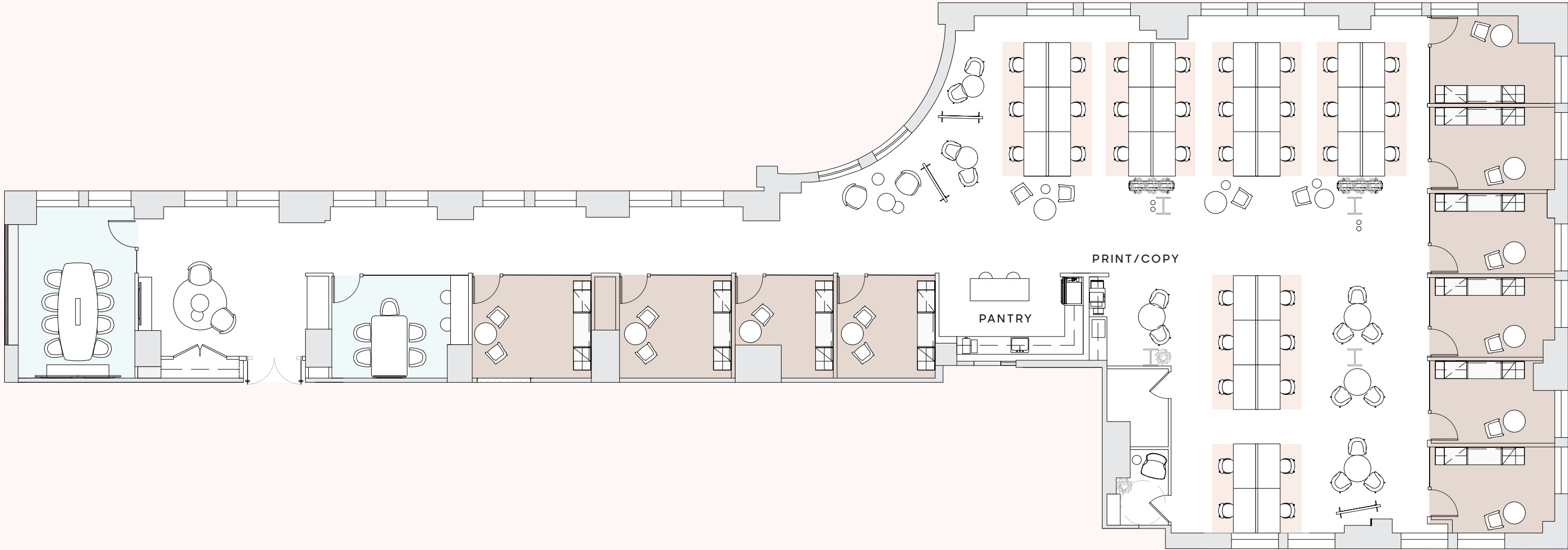
AVAILABLE IMMEDIATELY

TEST-FIT

PARTIAL 6TH FLOOR
9,985 RSF

46TH STREET

PRIVATE DRIVE



WORKSTATIONS	36
PRIVATE OFFICE	6
CONFERENCE ROOM	2
COPY/PRINT	1
PANTRY	1
STORAGE/IT ROOM	1
WELLNESS ROOM	1
TOTAL	43



AVAILABLE IMMEDIATELY

230 | PARK

CORE & SHELL

ENTIRE 7TH FLOOR
71,083 RSF

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET

46TH STREET



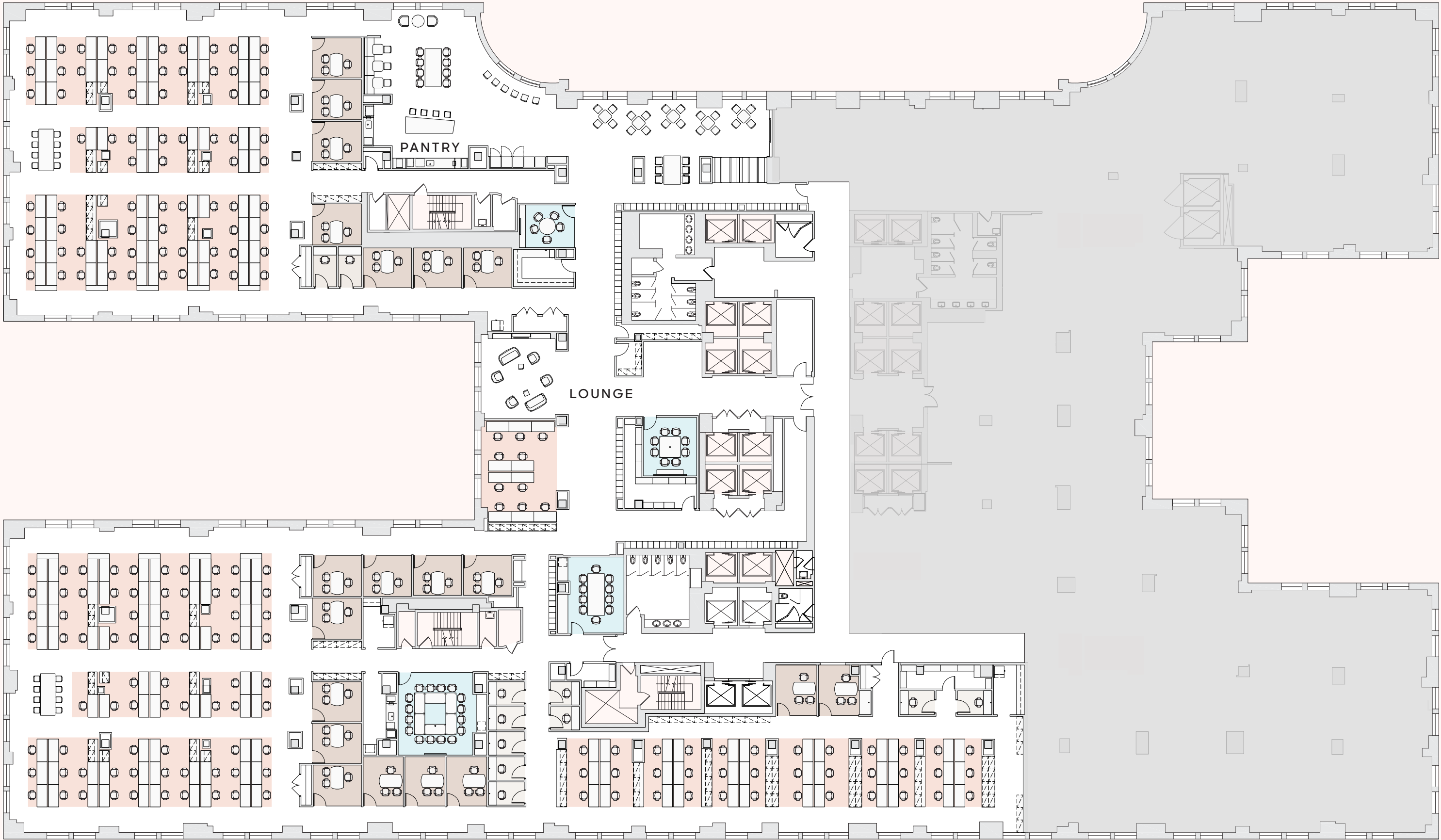
AVAILABLE IMMEDIATELY

AS-BUILT

PARTIAL 8TH FLOOR
45,458 RSF

WORKSTATIONS	192
PRIVATE OFFICES	20
CONFERENCE ROOM	2
MEETING ROOM	2
PHONE ROOMS	11
PANTRY	1
STORAGE / IT ROOM	1
COPY / PRINT ROOM	2
COAT CLOSETS	2
TOTAL SEATS	212

VANDERBILT AVENUE



PRIVATE DRIVE



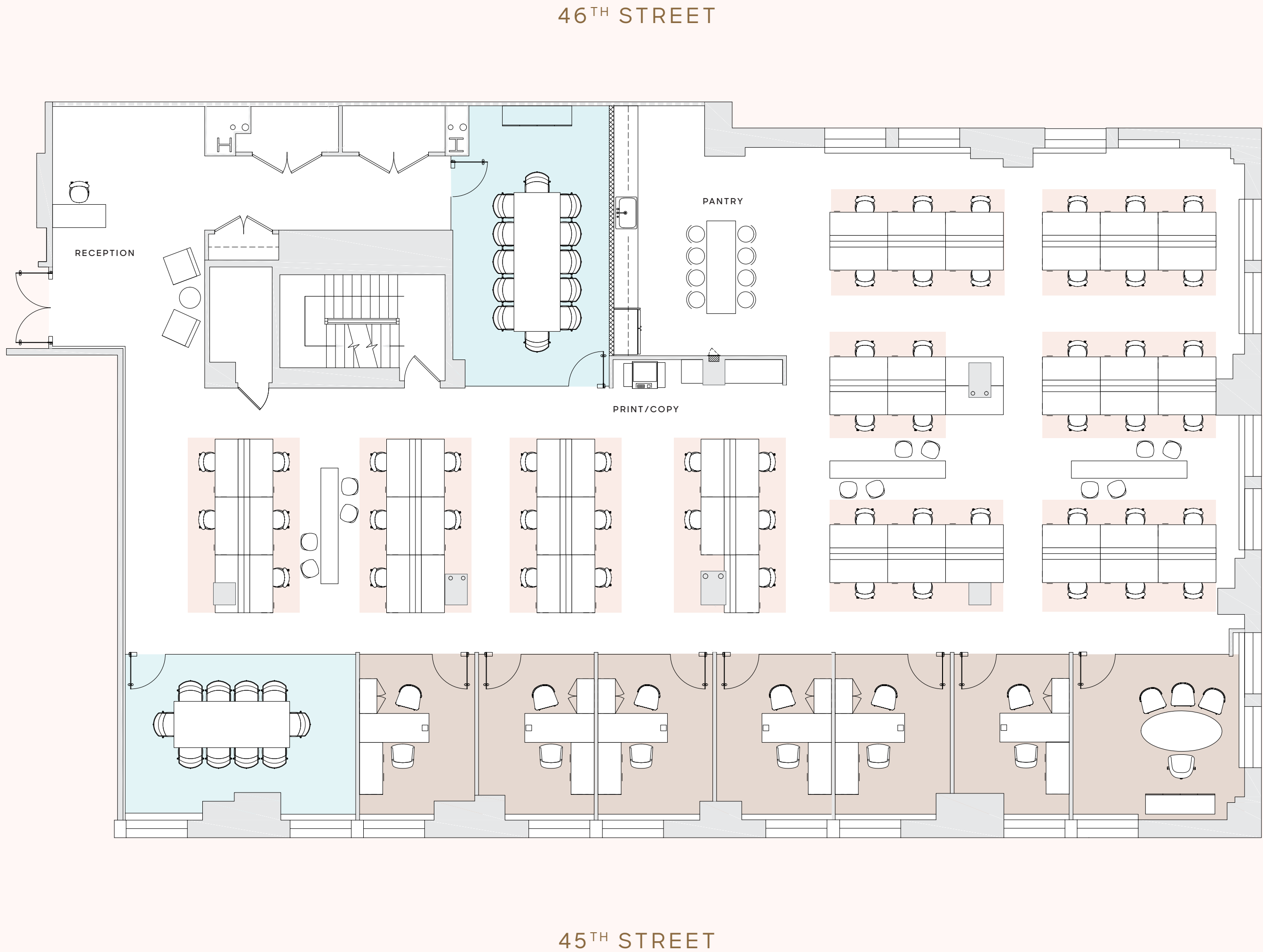
AVAILABLE IMMEDIATELY

AS-BUILT

PARTIAL 8TH FLOOR
8,507 RSF

WORKSTATIONS	54
PRIVATE OFFICES	7
CONFERENCE ROOM	2
PANTRY	1
IT ROOM	1
COPY / PRINT ROOM	1
STORAGE / COAT CLOSETS	2
RECEPTION	1
TOTAL SEATS	62

VANDERBILT AVENUE



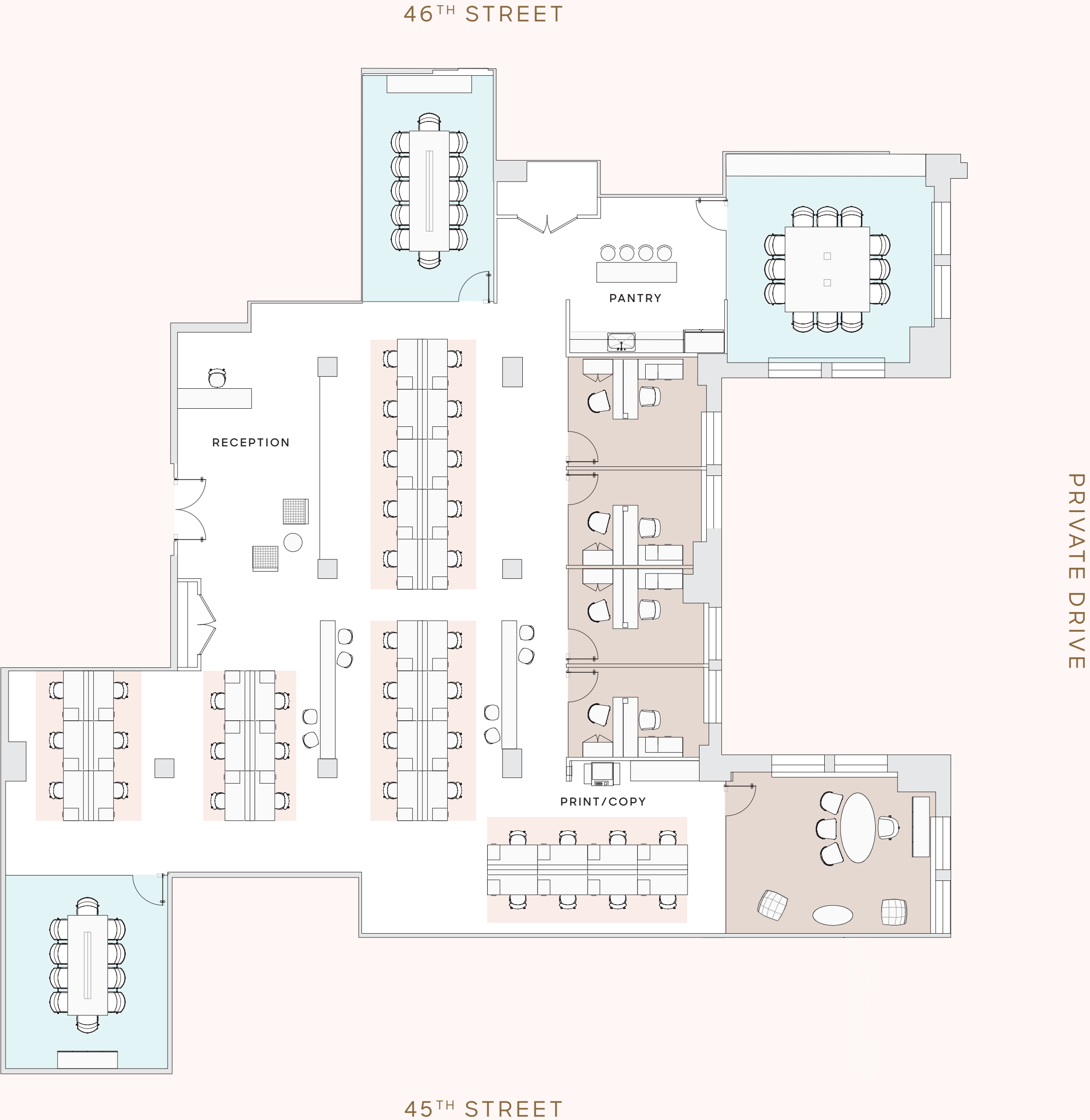
AVAILABLE IMMEDIATELY

AS-BUILT

PARTIAL 8TH FLOOR
9,214 RSF

WORKSTATIONS	38
PRIVATE OFFICES	5
CONFERENCE ROOM	3
PANTRY	1
STORAGE / IT ROOM	1
COPY / PRINT ROOM	1
RECEPTION	1
TOTAL SEATS	44

VANDERBILT AVENUE



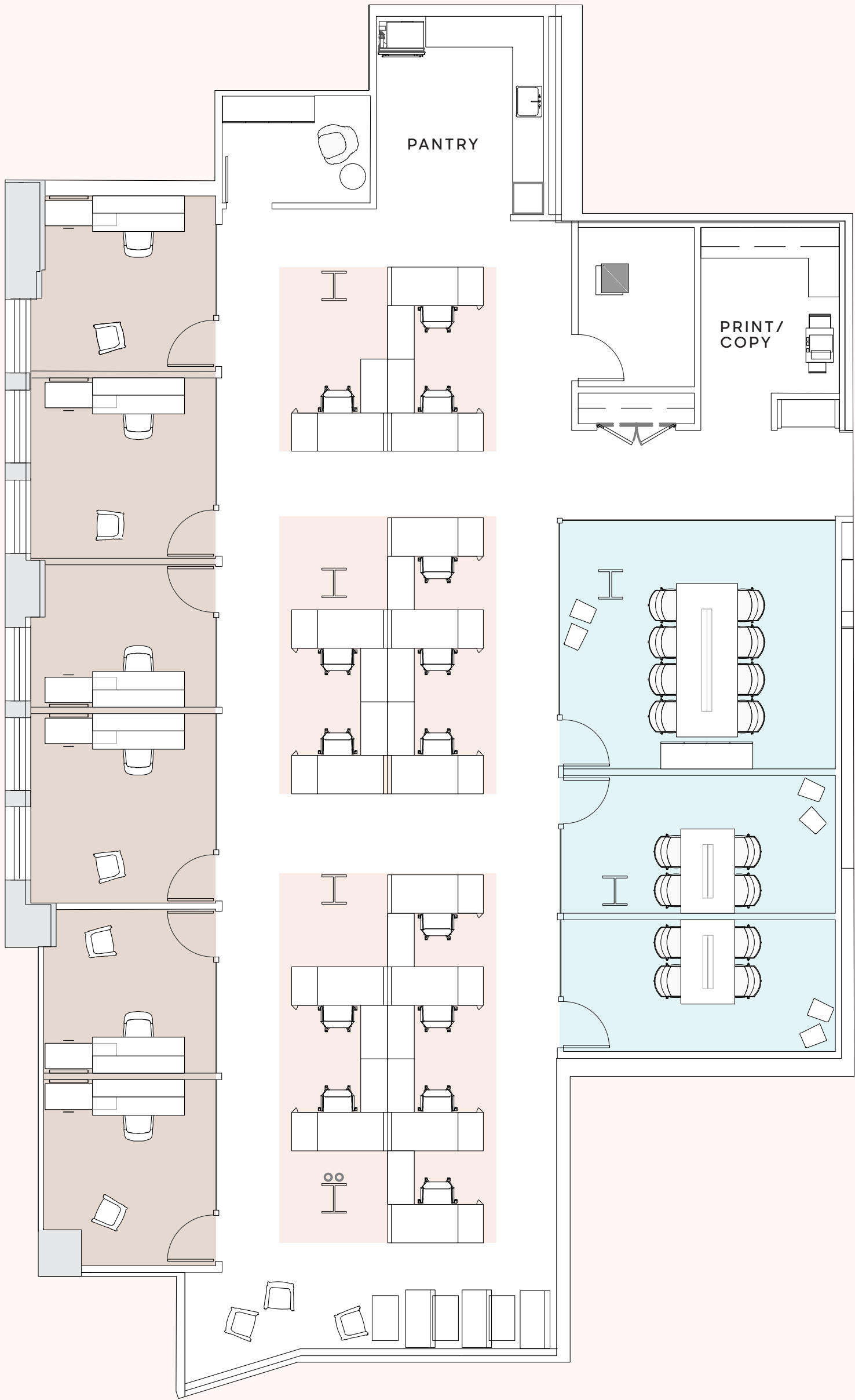
AVAILABLE IMMEDIATELY

TEST-FIT

PARTIAL 9TH FLOOR
6,556 RSF

WORKSTATIONS	14
PRIVATE OFFICE	6
CONFERENCE ROOM	3
COPY/PRINT	1
PANTRY	1
STORAGE/IT ROOM	1
WELLNESS ROOM	1
TOTAL	21

VANDERBILT AVENUE



AVAILABLE IMMEDIATELY

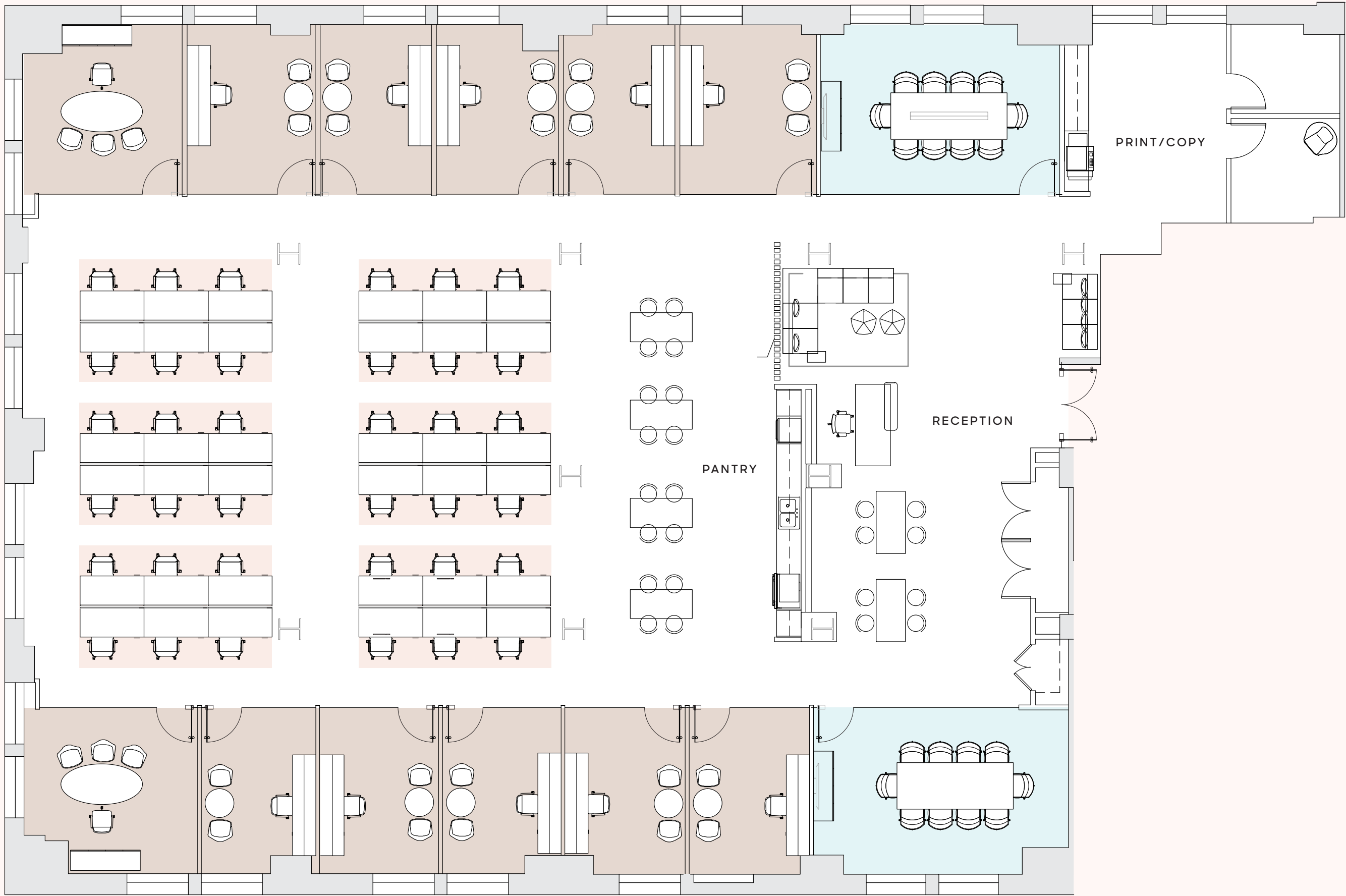
230 | PARK

TEST-FIT

PARTIAL 9TH FLOOR
11,806 RSF

WORKSTATIONS	36
PRIVATE OFFICE	12
CONFERENCE SEATS	20
WORK NICHE	4
COPY/PRINT	1
PANTRY	1
TOTAL	48

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET

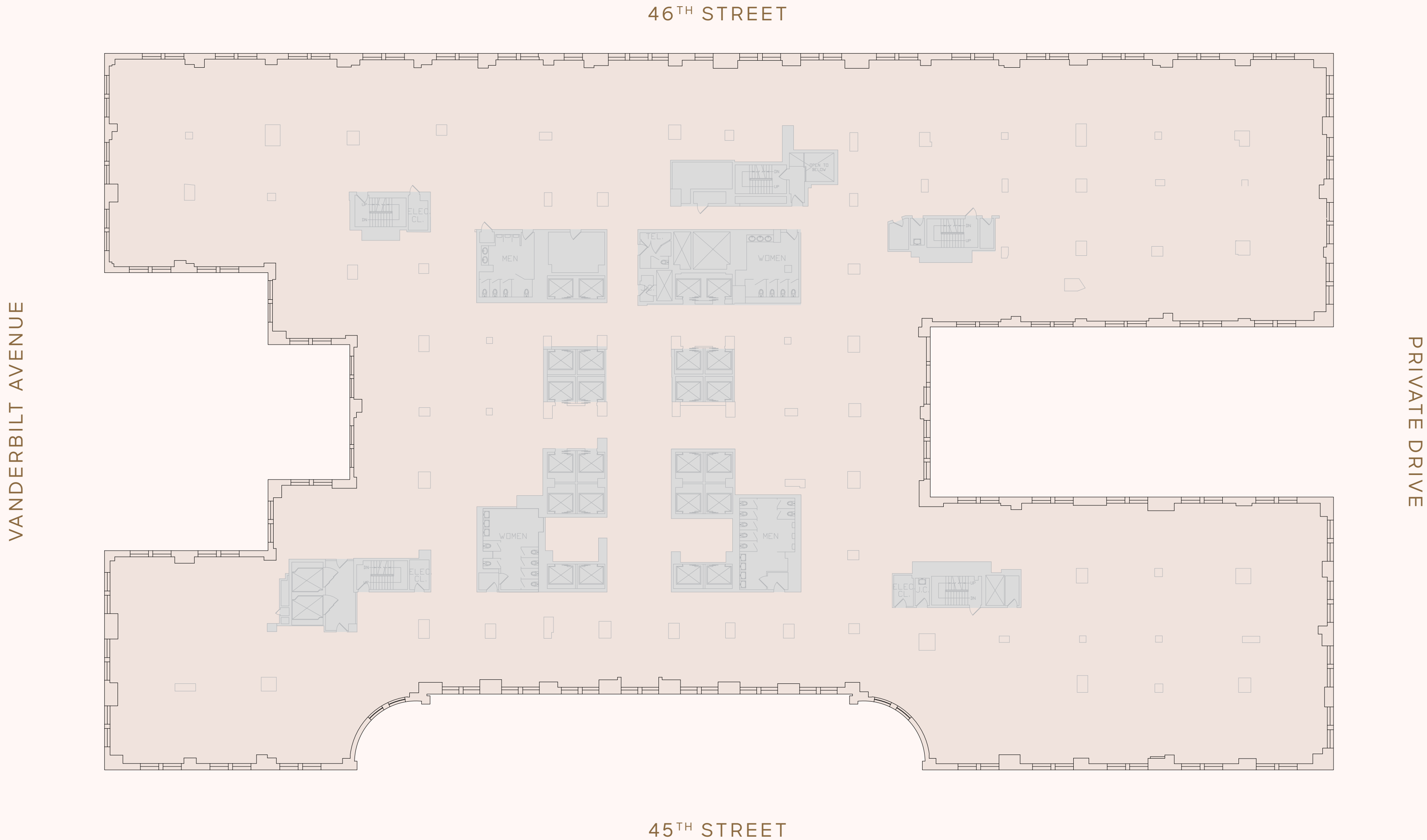


AVAILABLE APR 2026

230 | PARK

CORE & SHELL

ENTIRE 11TH FLOOR
72,023 RSF



AVAILABLE MAY 2025

230 | PARK

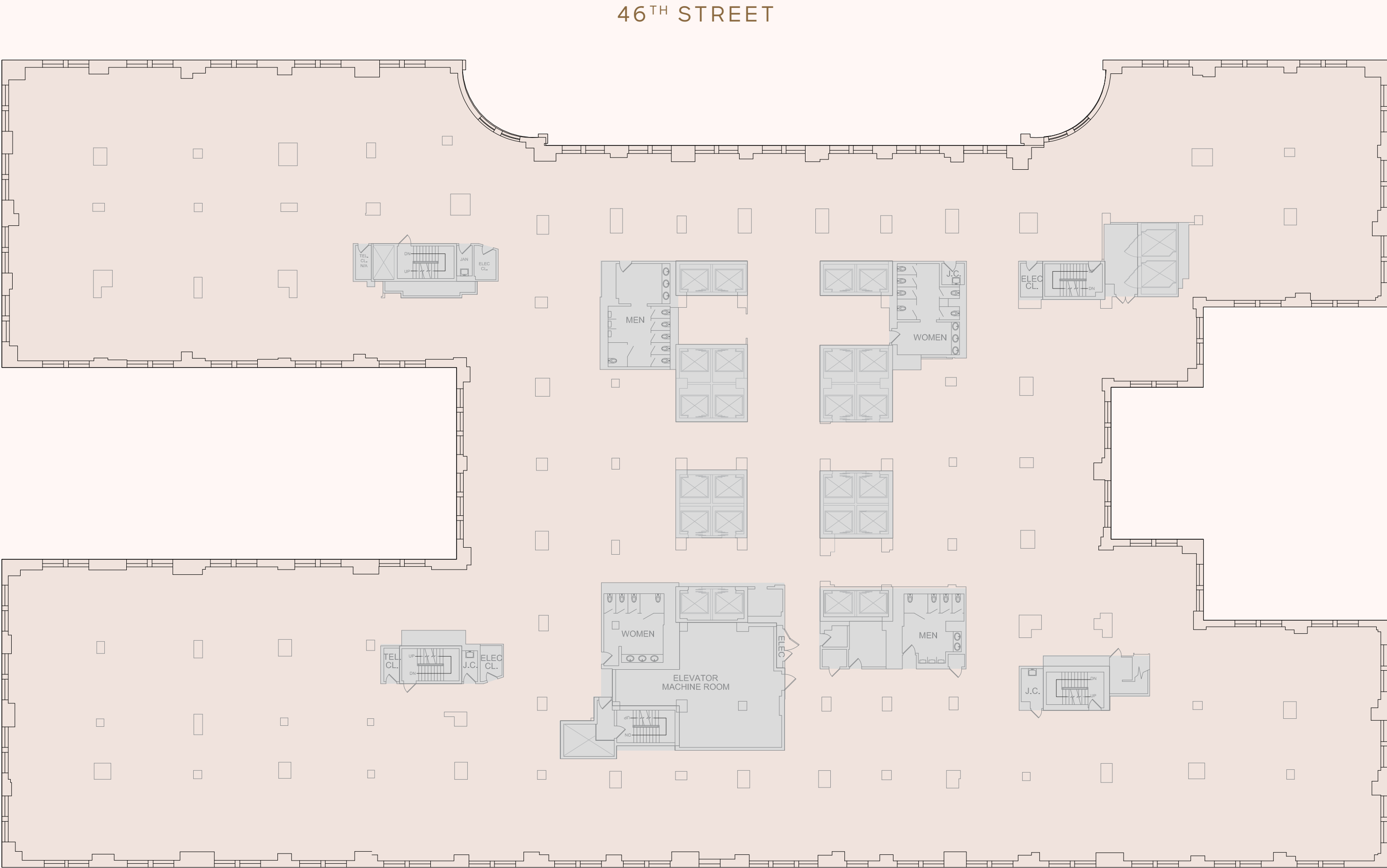
CORE & SHELL

ENTIRE 12TH FLOOR
70,957 RSF



PARK AVE WINDOW VIEW

VANDERBILT AVENUE



AVAILABLE MAY 2025

230 | PARK

CORE & SHELL

ENTIRE 13TH FLOOR
72,327 RSF



PARK AVE WINDOW VIEW

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET



AVAILABLE MAY 2025

230 | PARK

OPEN TEST-FIT

ENTIRE 13TH FLOOR
72,327 RSF



PARK AVE WINDOW VIEW

WORKSTATIONS	232
PRIVATE OFFICES	22
CONFERENCE ROOM	12
MEETING ROOM	21
BOARD ROOM (18P)	1
PANTRY / COFFEE BAR	2
STORAGE/IT ROOM	2
WELLNESS ROOM	1
TOTAL SEATS	255

VANDERBILT AVENUE



PRIVATE DRIVE



AVAILABLE MAY 2025

230 | PARK

OFFICE-INTENSIVE TEST-FIT

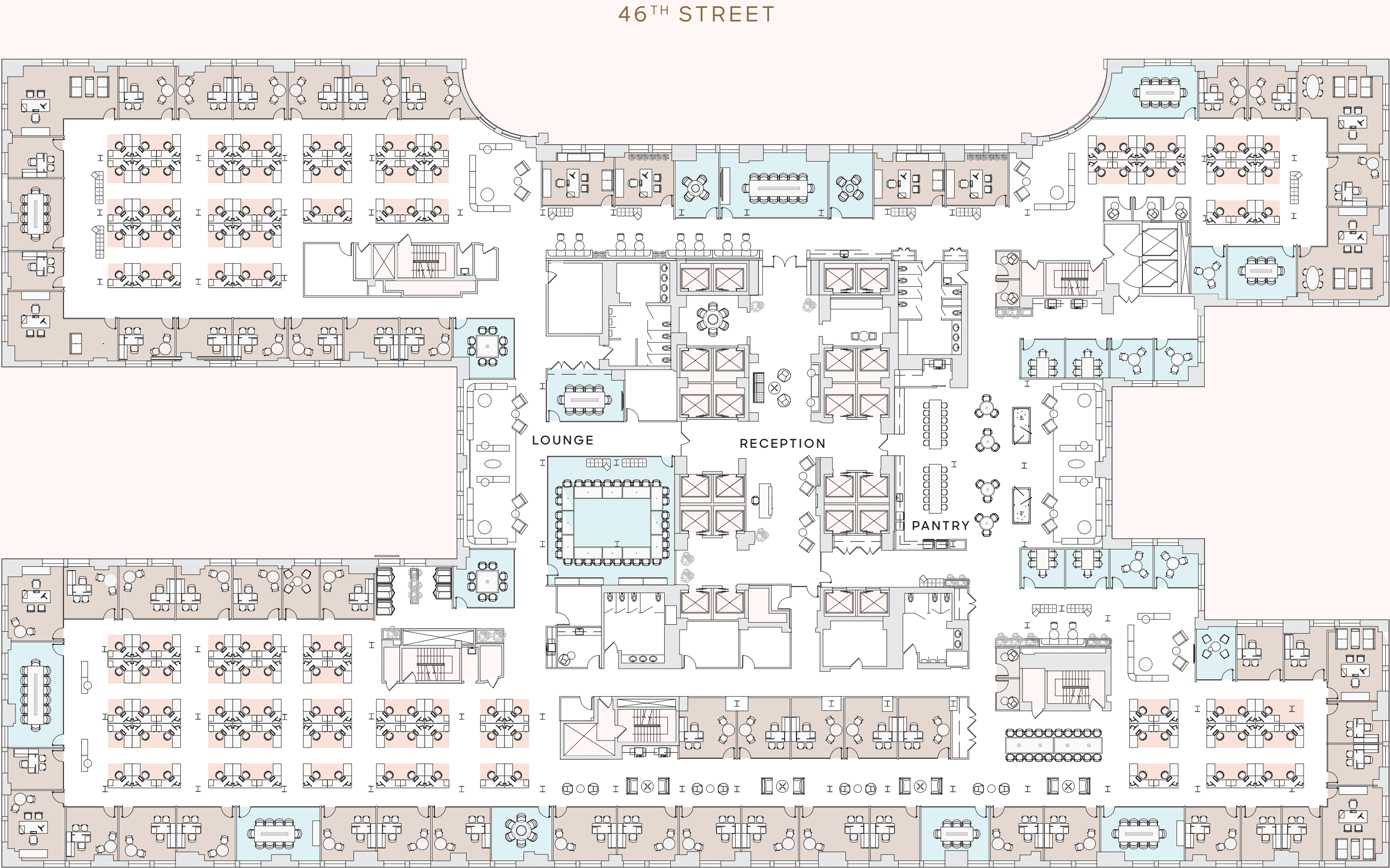
ENTIRE 13TH FLOOR
72,327 RSF



PARK AVE WINDOW VIEW

WORKSTATIONS	134
PRIVATE OFFICES	61
CONFERENCE ROOM	13
MEETING ROOM	13
BOARD ROOM (34P)	1
PANTRY / COFFEE BAR	2
IT ROOM	2
WELLNESS ROOM	1
TOTAL SEATS	196

VANDERBILT AVENUE



PRIVATE DRIVE



AVAILABLE MAY 2025

230 | PARK

CORE & SHELL

ENTIRE 14TH FLOOR
71,505 RSF



PARK AVE WINDOW VIEW

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET



AVAILABLE AUG 2025

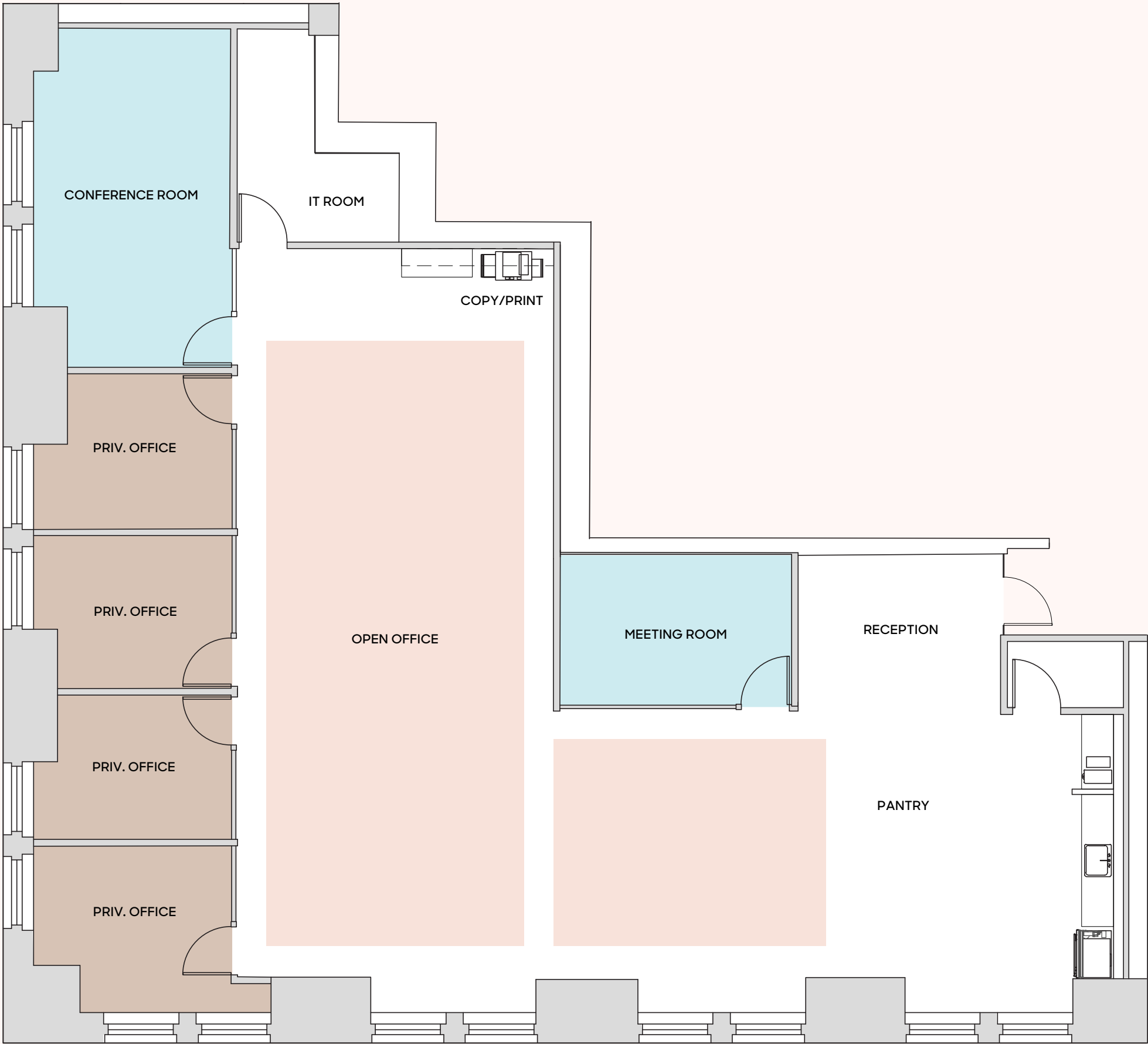
230 | PARK

AS-BUILT

PARTIAL 28TH FLOOR
4,819 RSF

THE CROWN COLLECTION

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET

46TH STREET



AVAILABLE SEPT 2025

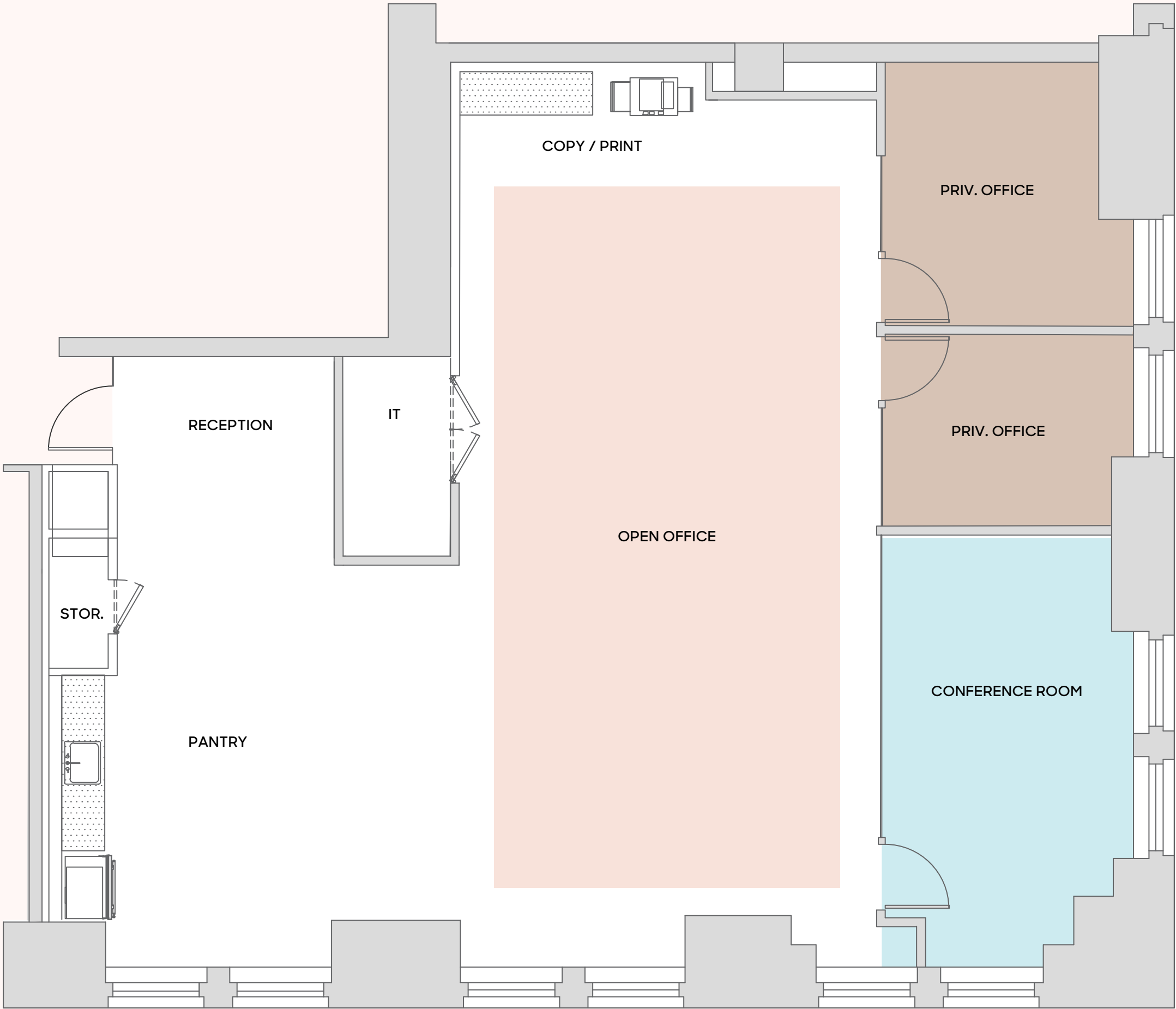
230 | PARK

AS-BUILT

PARTIAL 28TH FLOOR
3,396 RSF

THE CROWN COLLECTION

VANDERBILT AVENUE



PRIVATE DRIVE

45TH STREET



AVAILABLE IMMEDIATELY

CORE & SHELL

ENTIRE 31ST FLOOR
8,000 – 22,087 RSF

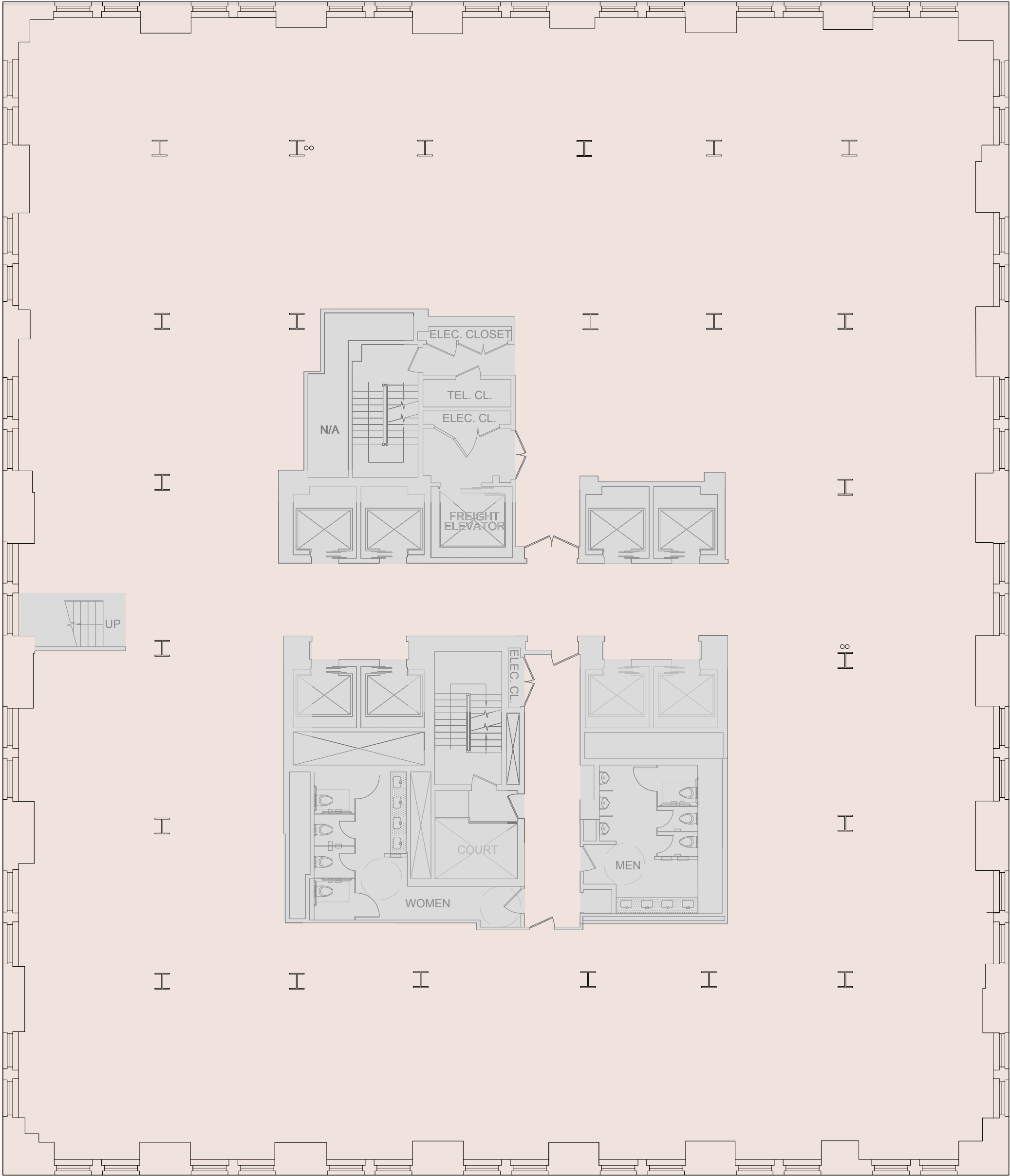
THE CROWN COLLECTION

46TH STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45TH STREET



AVAILABLE IMMEDIATELY

OFFICE-INTENSIVE TEST-FIT

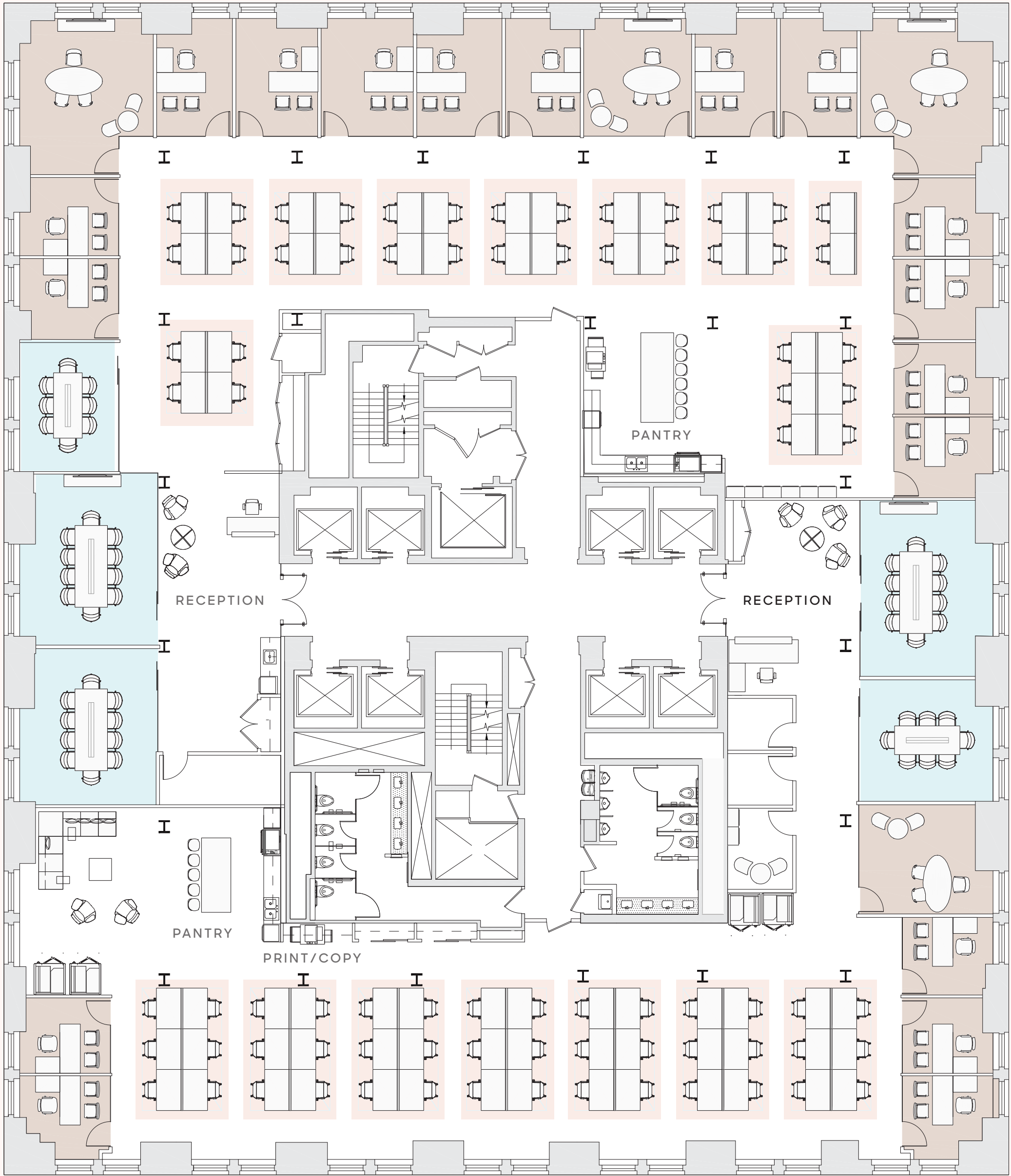
ENTIRE 31ST FLOOR

8,000 – 22,087 RSF

THE CROWN COLLECTION

WORKSTATIONS	78
PRIVATE OFFICES	18
EXECUTIVE OFFICES	4
CONFERENCE ROOM	6
PANTRY	2
IT ROOM / STORAGE ROOM	2
COPY AREAS	2
RECEPTION	2
TOTAL	100

VANDERBILT AVENUE



46TH STREET

45TH STREET

230 | PARK

PRIVATE DRIVE



AVAILABLE IMMEDIATELY

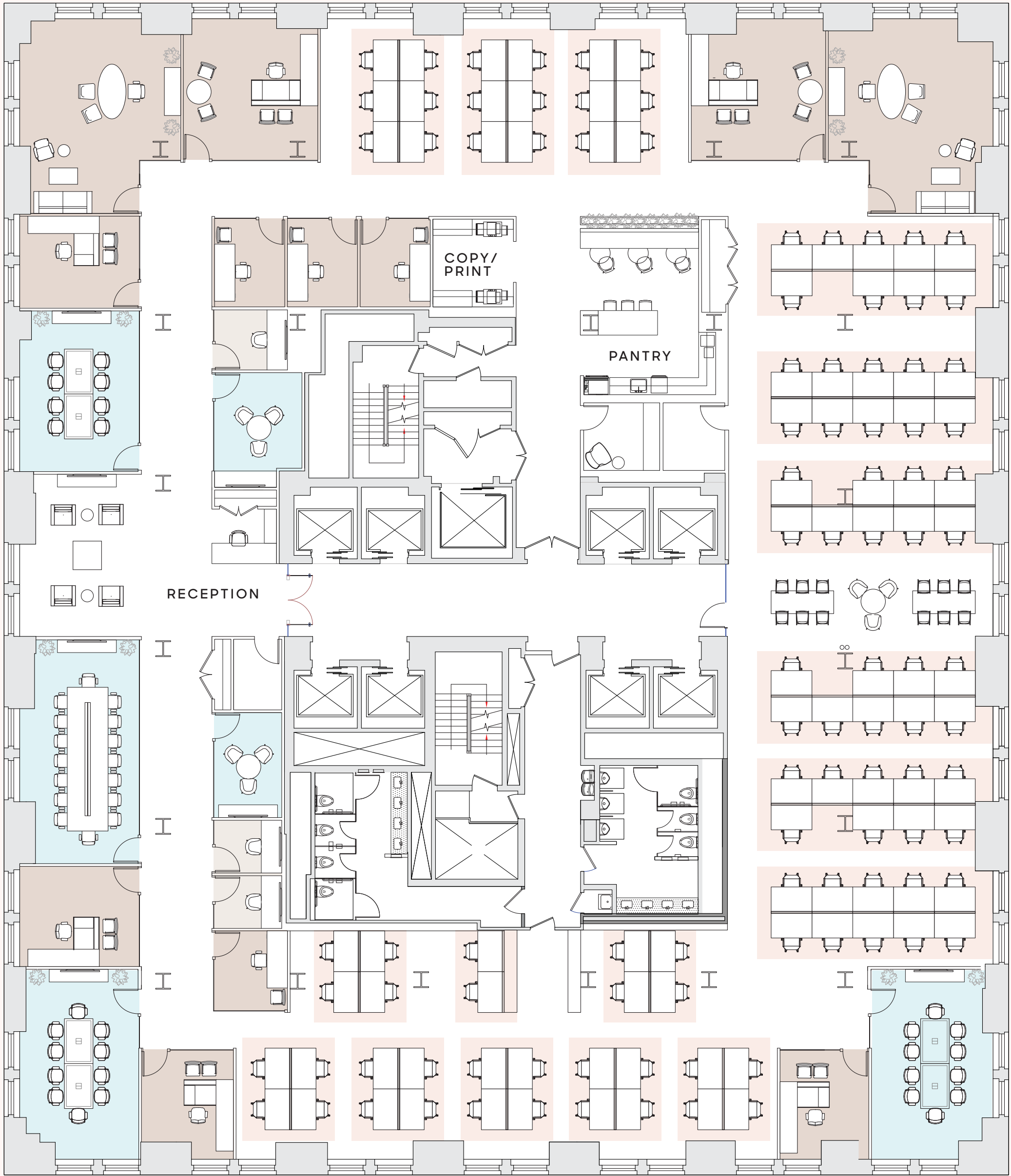
OPEN TEST-FIT

ENTIRE 31ST FLOOR
8,000 – 22,087 RSF

THE CROWN COLLECTION

WORKSTATIONS	104
PRIVATE OFFICES	12
CONFERENCE ROOM	1
LARGE MEETING ROOMS	2
SMALL MEETING ROOM	1
HUDDLE ROOM	2
PHONE ROOM	3
PANTRY	1
COPY/PRINT ROOM	1
STORAGE/IT ROOM	1
COAT CLOSETS	2
RECEPTION	1
TOTAL	116

VANDERBILT AVENUE



46TH STREET

45TH STREET

230 | PARK

PRIVATE DRIVE



AVAILABLE IMMEDIATELY

CORE & SHELL

ENTIRE 34TH FLOOR
8,000 – 16,902 RSF

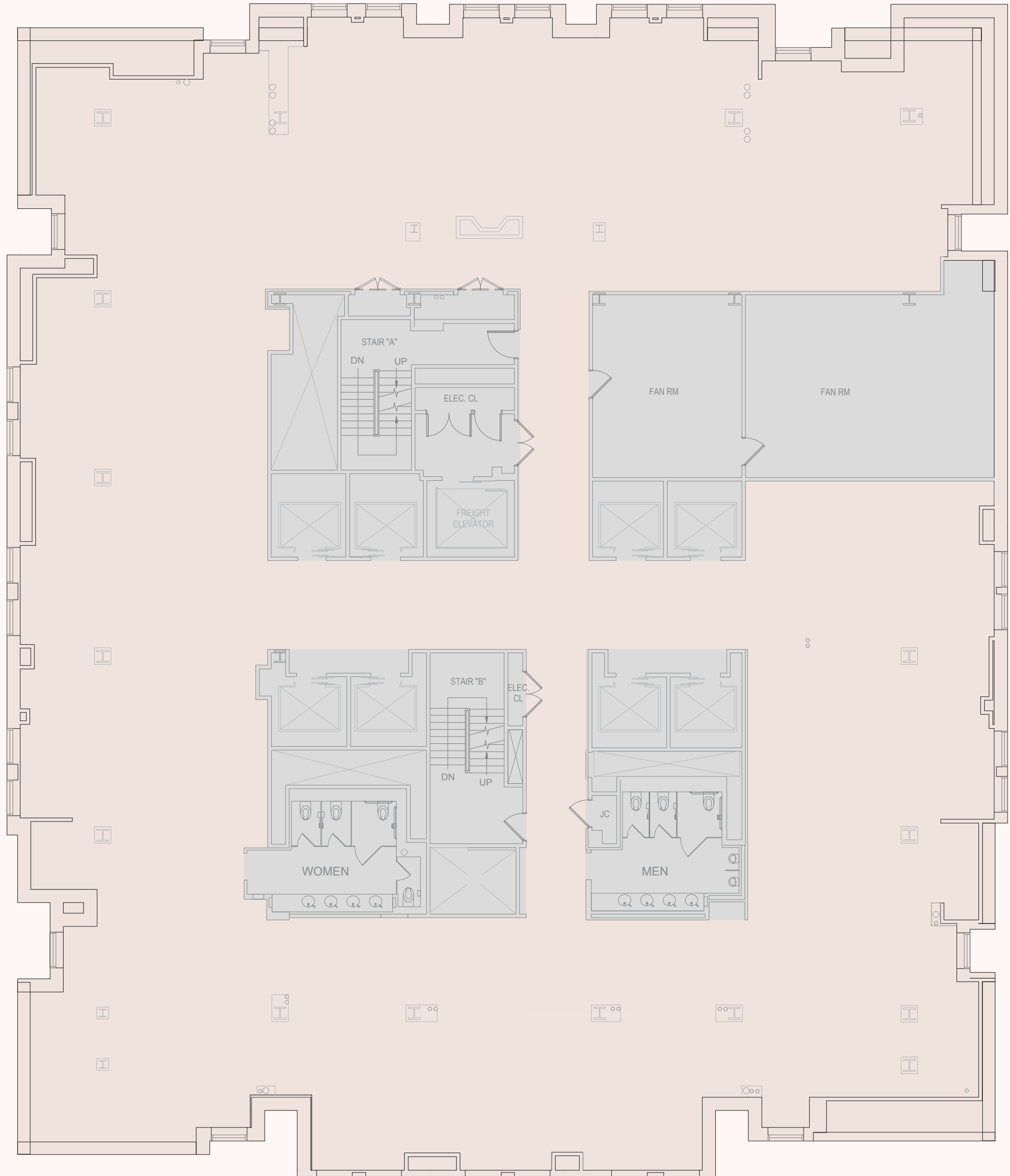
THE CROWN COLLECTION

46TH STREET

230 | PARK

VANDERBILT AVENUE

PRIVATE DRIVE



45TH STREET



AVAILABLE IMMEDIATELY

PROPOSED TEST-FIT

ENTIRE 34TH FLOOR
8,000 – 16,902 RSF

THE CROWN COLLECTION

WORKSTATIONS	63
PRIVATE OFFICES	2
CONFERENCE ROOM	1
HUDDLE ROOMS	4
PANTRY	2
COPY/PRINT ROOM	1
TOTAL	65

VANDERBILT AVENUE



46TH STREET

45TH STREET

230 | PARK

PRIVATE DRIVE



230 | PARK

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