



401  
Park Avenue  
South

63,300<sub>RSF</sub> | AVAILABLE IMMEDIATELY

MERINGOFF  
PROPERTIES

CBRE



## THE ADDRESS

# Location Matters

401 Park Avenue South combines Midtown South's best-in-class transit access with the energy of one of Manhattan's most sought-after neighborhoods — Madison Square Park, world-class dining, entertainment, and culture steps from your front door.



Madison Square Park  
2 MINUTE WALK



28th St Station  
1 MINUTE WALK

6 R W 1



Grand Central  
8 MINUTE WALK



34th Street  
1 MINUTE WALK

4 5 6 7 S

B D F M N Q R W

## A FOUNDATION FOR SUCCESS

# 63,300

TOTAL RSF AVAILABLE

# 12

FLOORS

# 21,100

TYPICAL FULL FLOOR RSF

# 252,000

TOTAL BUILDING SF

# 11'6"

SLAB-TO-SLAB HEIGHT

# 4

PASSENGER ELEVATORS

## CURRENT INVENTORY

### Availability

FLOOR	RSF	STATUS
Entire 12 <sup>th</sup>	21,100	● Leased
<b>Entire 11<sup>th</sup></b>	<b>21,100</b>	<b>● Available Immediately</b>
Entire 10 <sup>th</sup>	21,100	● Leased
Entire 9 <sup>th</sup>	21,100	● Leased
Entire 8 <sup>th</sup>	21,100	● Leased
<b>Entire 7<sup>th</sup></b>	<b>21,100</b>	<b>● Available Immediately</b>
<b>Entire 6<sup>th</sup></b>	<b>21,100</b>	<b>● Available Immediately</b>
Entire 5 <sup>th</sup>	21,100	● Leased
Entire 4 <sup>th</sup>	21,100	● Leased
Entire 3 <sup>rd</sup>	21,100	● Leased
Entire 2 <sup>nd</sup>	21,100	● Leased
Entire 1 <sup>st</sup>	21,100	● Leased

### TOTAL AVAILABILITY

# 63,300 RSF

Immediate availability across three floors totaling 63,300 RSF, including a contiguous 42,200 RSF block on E6-7 that can accommodate a two-floor requirement.

ENTIRE 6TH FLOOR | TEST-FIT  
**21,000** RSF

CONDITION: WHITE-BOXED

- 4 Conference Rooms
- 2 Offices
- 4 Meeting Rooms
- 76 Open Seats



EAST 28TH STREET

PARK AVENUE SOUTH

ENTIRE 7TH FLOOR | TEST-FIT  
**21,000** RSF

CONDITION: WHITE-BOXED

- 4 Conference Rooms
- 7 Offices
- 7 Meeting Rooms
- 64 Open Seats



EAST 28TH STREET

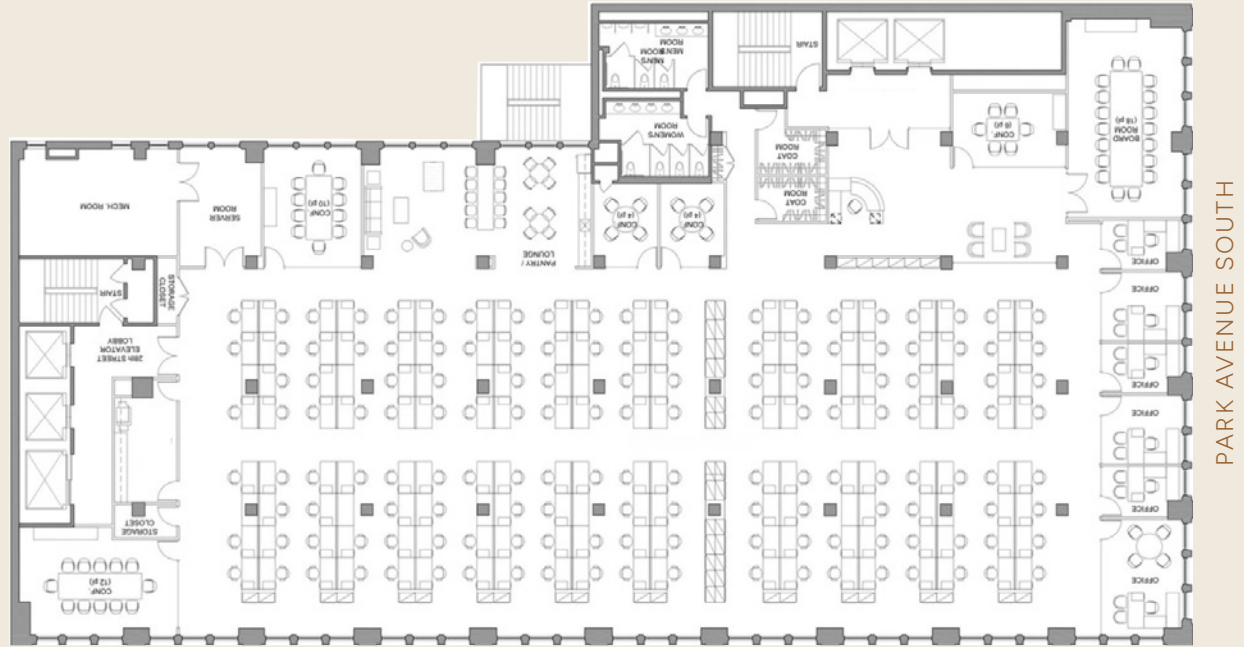
PARK AVENUE SOUTH

<sup>1</sup>Floors 6-7 feature an existing interconnecting staircase to accommodate a two-floor tenant. Landlord can also remove it and fill the slab to accommodate a single-floor user.

ENTIRE 11TH FLOOR | TEST-FIT  
**21,000** RSF

CONDITION: BUILT

- 5 Conference Rooms
- 6 Offices
- 1 Meeting Room
- 148 Open Seats

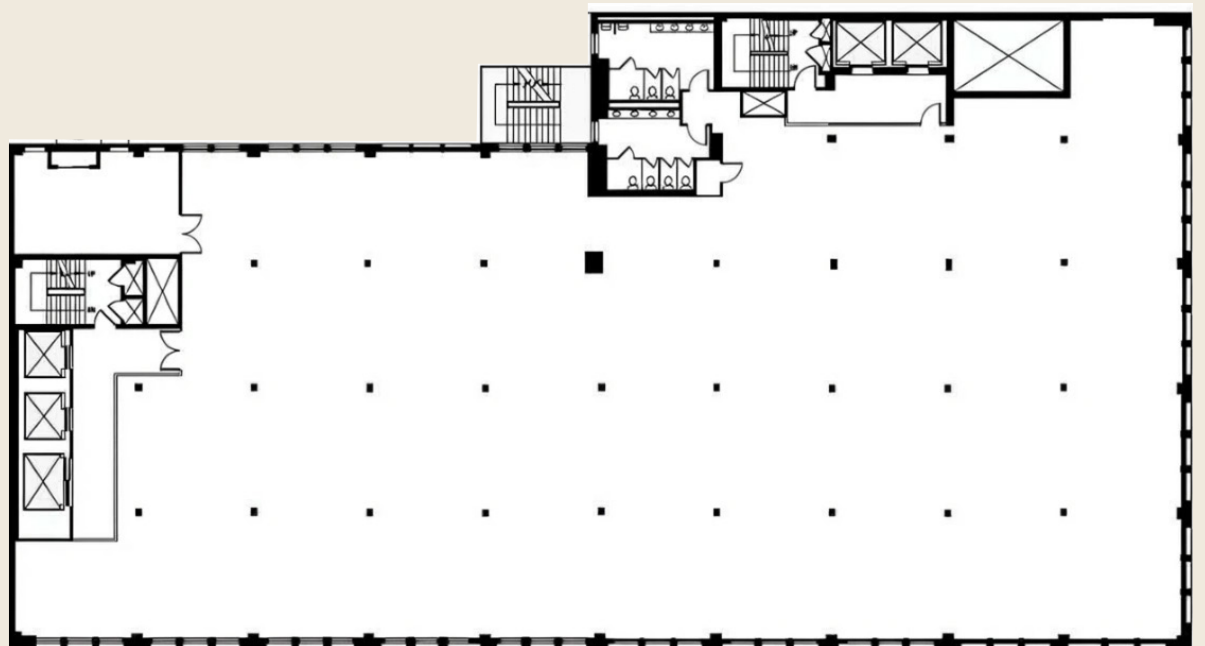


EAST 28TH STREET

PARK AVENUE SOUTH

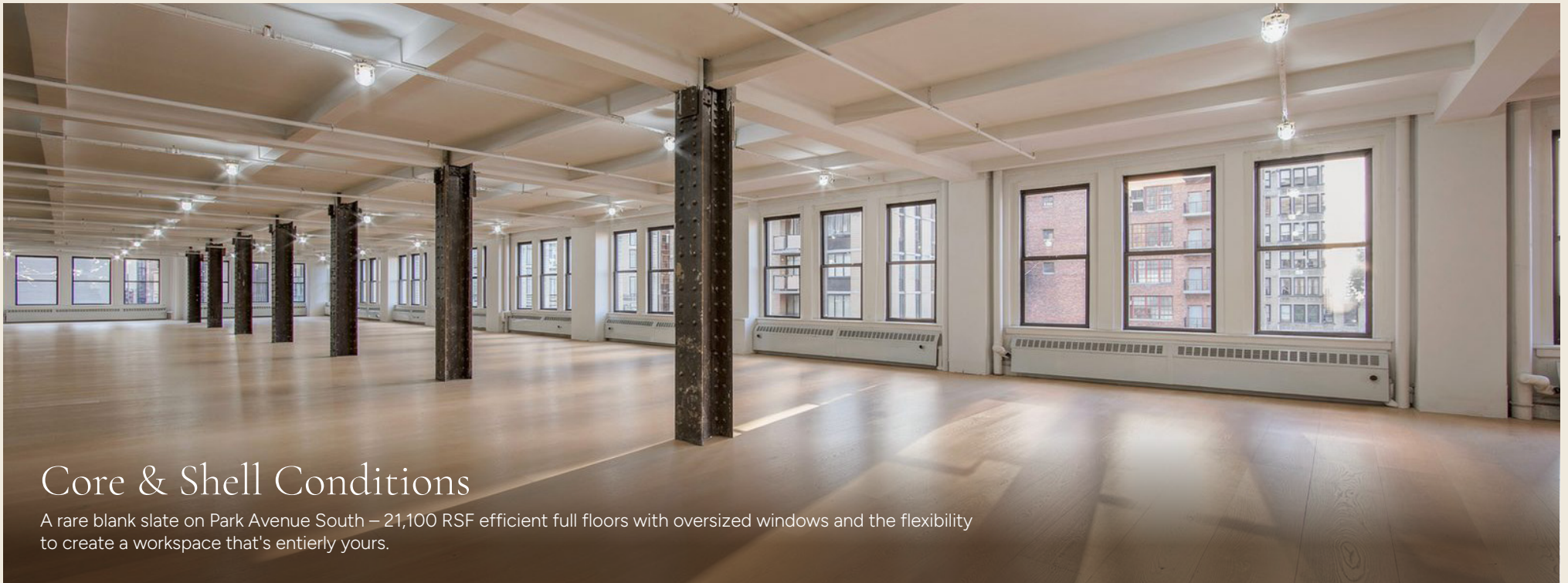
TYPICAL FLOOR  
**21,000** RSF

CONDITION: CORE & SHELL



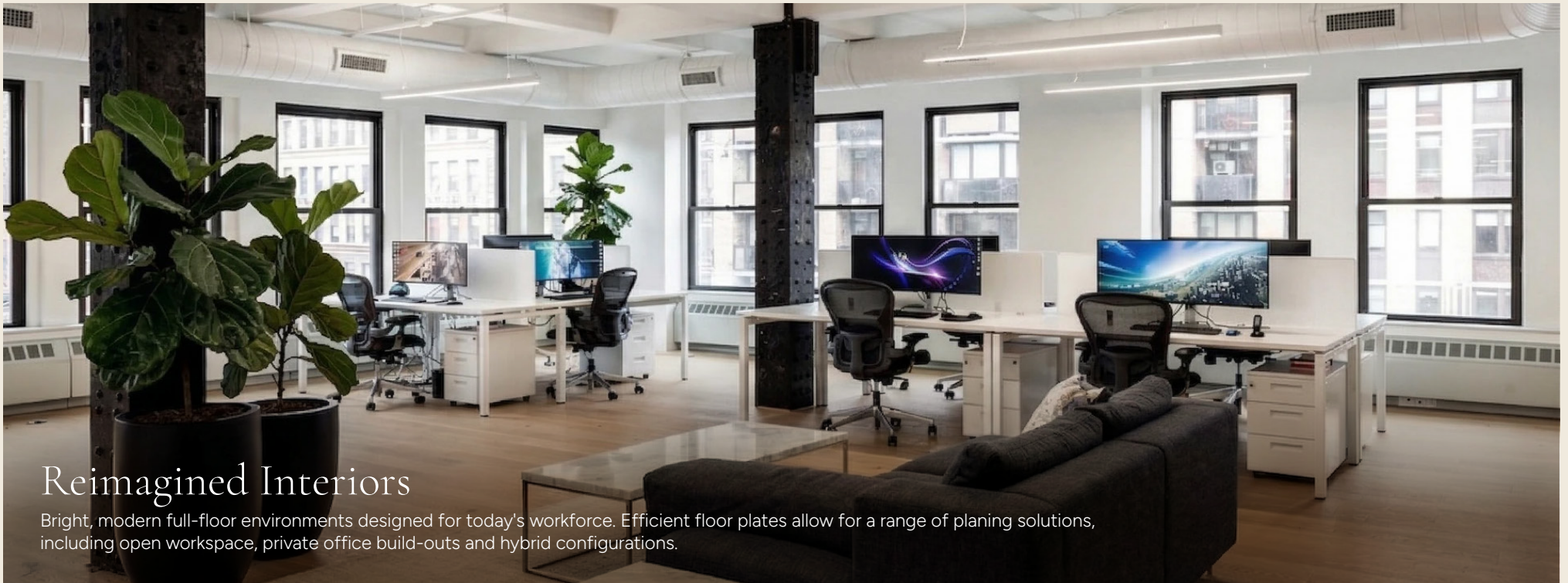
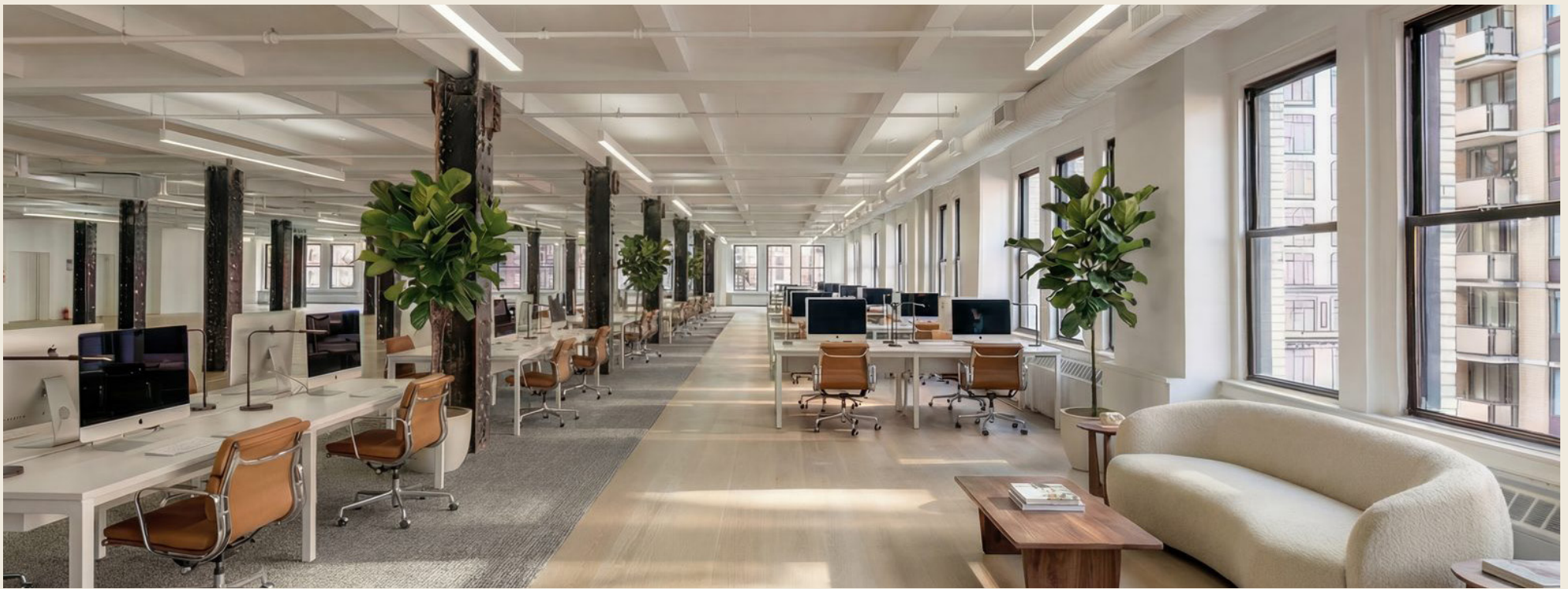
EAST 28TH STREET

PARK AVENUE SOUTH



## Core & Shell Conditions

A rare blank slate on Park Avenue South – 21,100 RSF efficient full floors with oversized windows and the flexibility to create a workspace that's entirely yours.



## Reimagined Interiors

Bright, modern full-floor environments designed for today's workforce. Efficient floor plates allow for a range of planing solutions, including open workspace, private office build-outs and hybrid configurations.



PANTRY & LOUNGE



ELEVATOR LOBBY

IN GOOD COMPANY

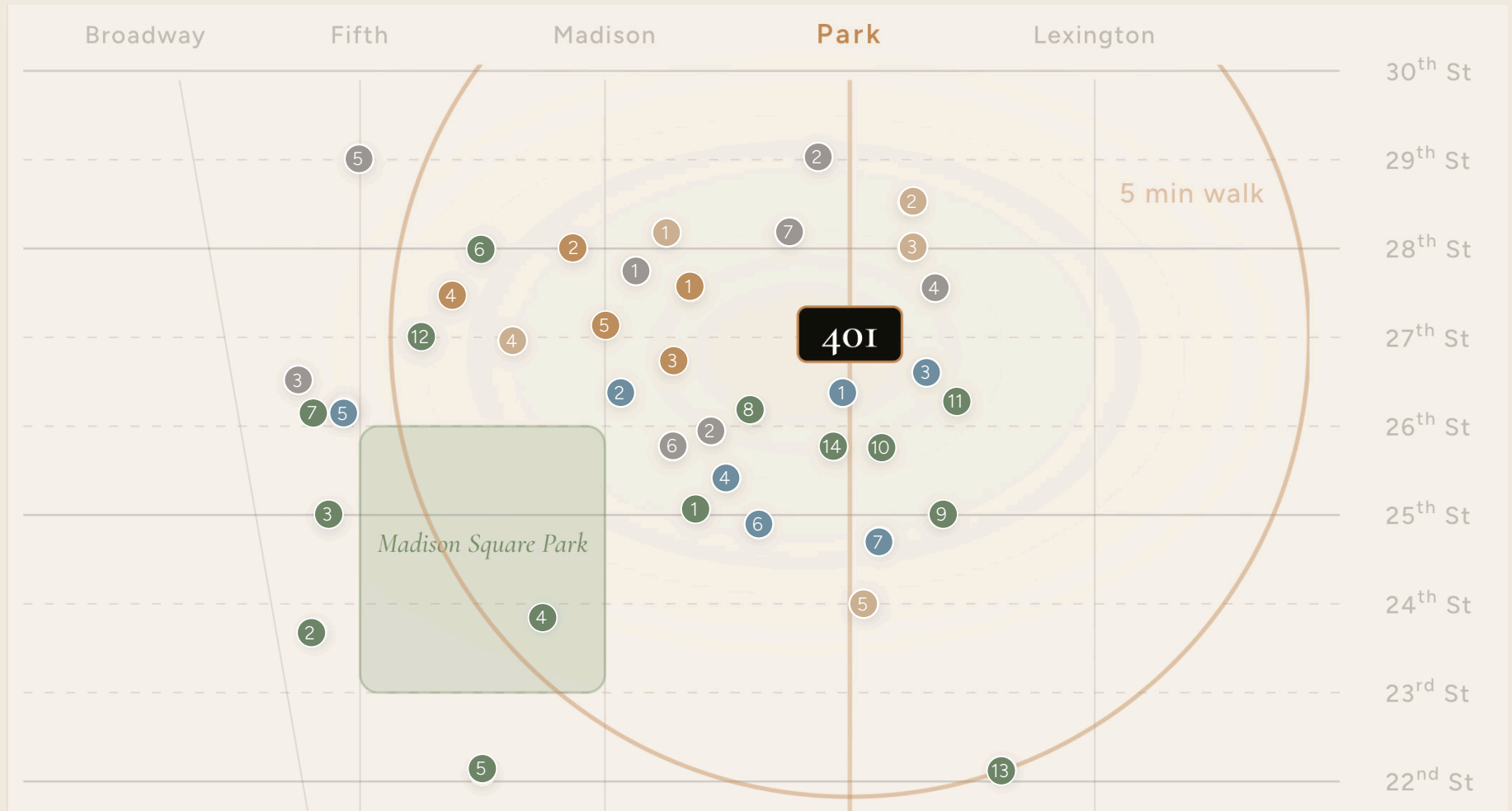
# Corporate Landscape

Select corporate tenants within walking distance of 401 Park Avenue South

# The Neighborhood

401 Park Avenue South is steps from Madison Square Park and moments from premier dining, hospitality, fitness, and multiple subway lines.



## Dining

1. Eleven Madison Park
2. Eataly NYC Flatiron
3. The Smith
4. Shake Shack (Original)
5. Gramercy Tavern
6. Hill County
7. Cosme
8. Maialino
9. Hillstone
10. Cote Korean Steakhouse
11. Atomix
12. Craft
13. Hawksmoor NYC
14. Upland

## Bars

1. The NoMad Bar
2. Patent Pending
3. Tusk Bar
4. The Ivory Peacock
5. Little Ned

## Hotels

1. The NoMad Hotel
2. Virgin Hotel NY
3. Ace Hotel
4. The Redbury NY
5. Moxy NYC Chelsea
6. Arlo NoMad
7. The Ritz-Carlton NoMad

## Fitness

1. SoulCycle NoMad
2. Barry's NoMad
3. Rumble Boxing
4. TMPL
5. Equinox Gramercy

## Cafés

1. Stumptown Coffee
2. Joe Coffee Company
3. Birch Coffee
4. Blue Bottle NoMad
5. Blank Street Coffee
6. Felix Roasting Co.
7. Gregor's Coffee

# 401 Park Avenue South

Owned and managed by Meringoff Properties since 1979. Meringoff is a privately held firm with over 50 properties and 5 million square feet acquired and repositioned across New York City. CBRE's Advisory & Transaction Services group represents 401 Park Avenue South. Reach out directly for a private tour or floor-specific details.

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