

2800

PARK AVENUE



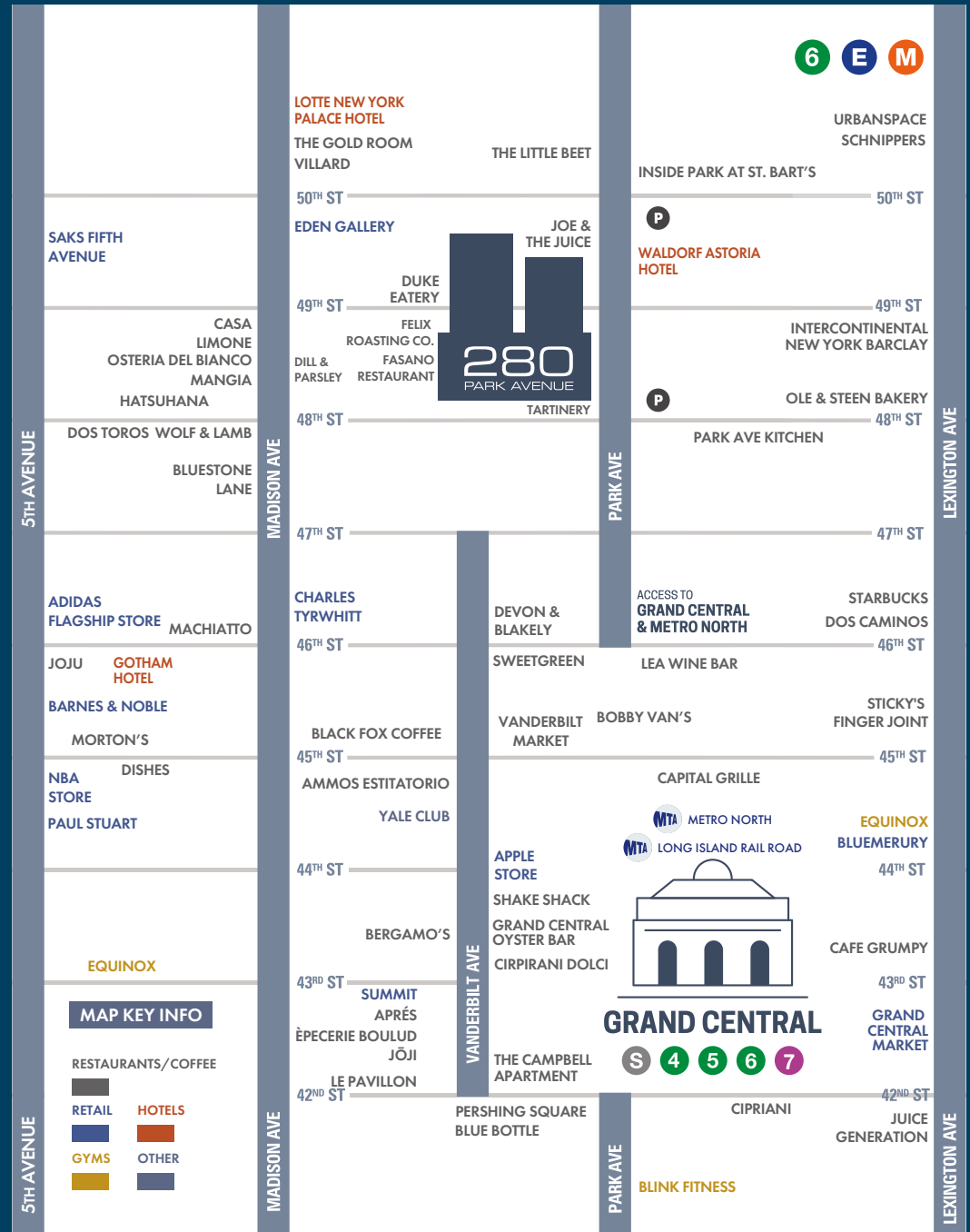
SL GREEN
REALTY CORP.

VORNADO
REALTY TRUST

OPPORTUNITY HIGHLIGHTS

- ◆ Prime Park Avenue Location
- ◆ Steps to Grand Central Terminal with new LIRR Connection
- ◆ In-Building Restaurant with Private Dining, Jazz Club, High-End Coffee Shop, and Boutique Full-Service Gym
- ◆ Double-Height Lobby with Atrium and World-Class Art Installations
- ◆ Prestigious Tenant Roster
- ◆ Walking Distance to Luxury Retail

VIBRANT NEIGHBORHOOD



ON-SITE DINING & ENTERTAINMENT



FASANO PRIVATE DINING



BARRETTO JAZZ BAR



FELIX COFFEE



FASANO BAR & LOUNGE



PARK AVENUE

280

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PARK AVENUE LOBBY EXTERIOR



TWO EIGHTY PARK AVENUE

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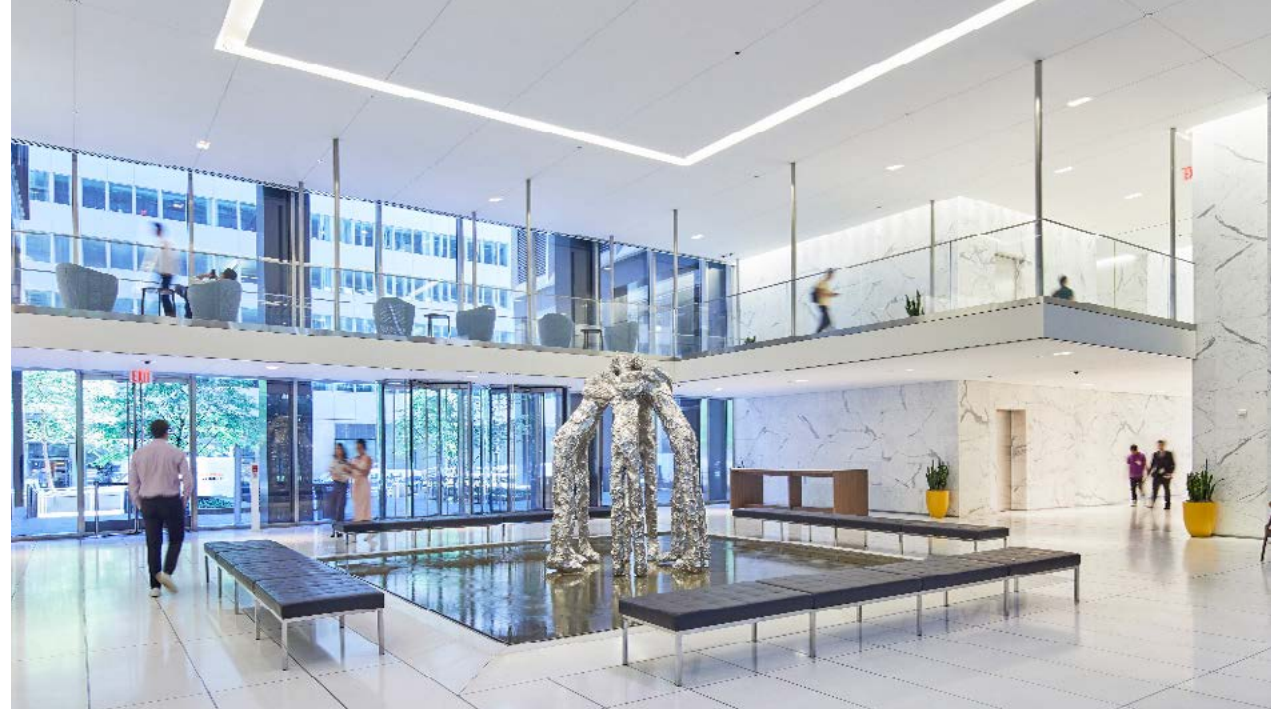
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ATRIUM LOBBY EXTERIOR



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REFLECTING POOL & ART INSTALLATION



AVAILABILITY

NOTABLE TENANTS



FULL FLOOR OPPORTUNITIES

PRE-BUILT OPPORTUNITIES

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PARK AVENUE



FULL FLOOR OPPORTUNITIES

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ENTIRE 29TH FLOOR (EAST)

8,941 RSF | EXISTING CONDITIONS

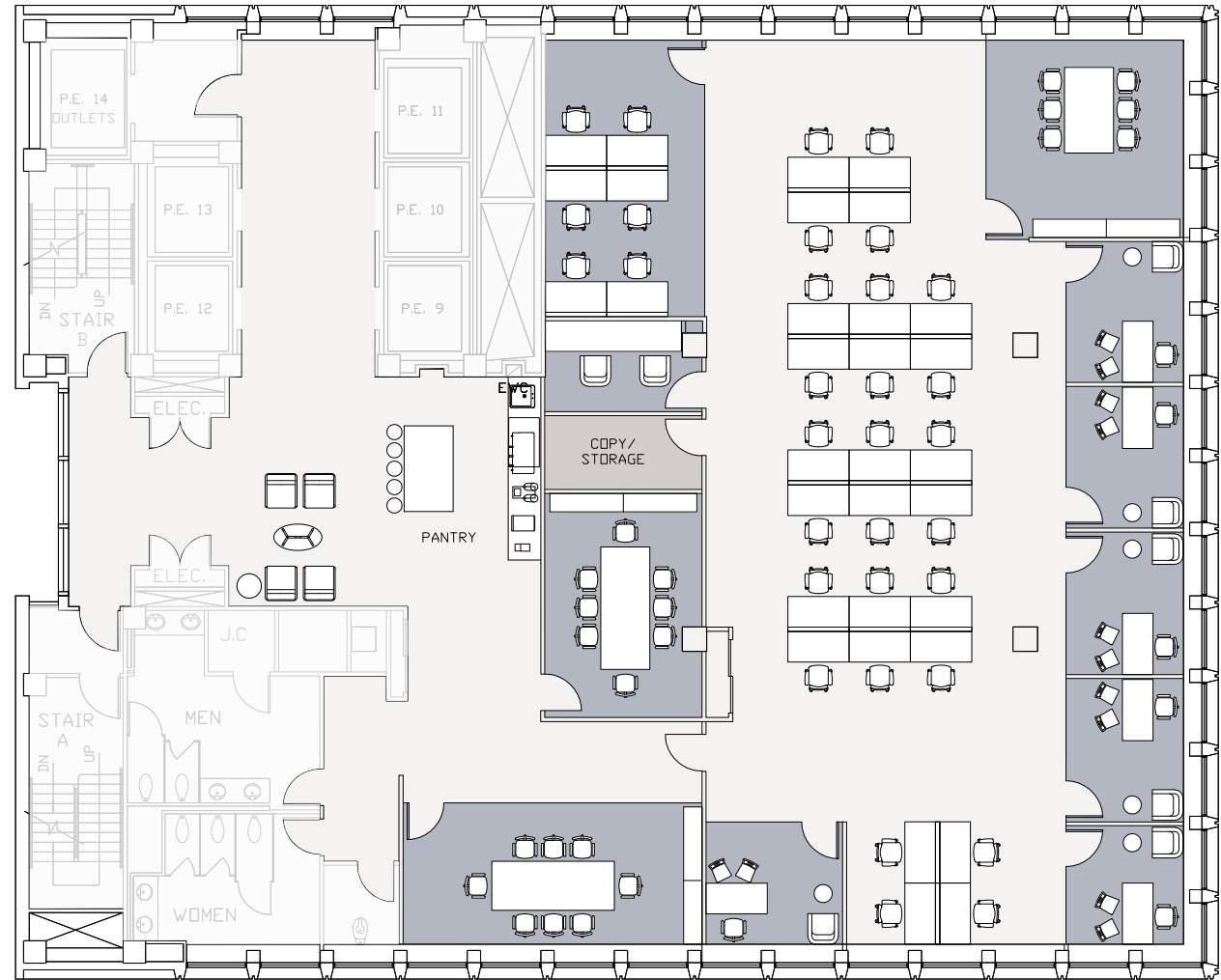
EAST 49TH STREET

FLOOR KEY

Private Office	8
Conference Room	3
Workstation	26
Copy/ Storage Room	1
Pantry	1
Total Headcount	34



Take a Virtual Walkthrough



EAST 48TH STREET



ENTIRE 22ND FLOOR (EAST)

8,942 RSF | AS-BUILT

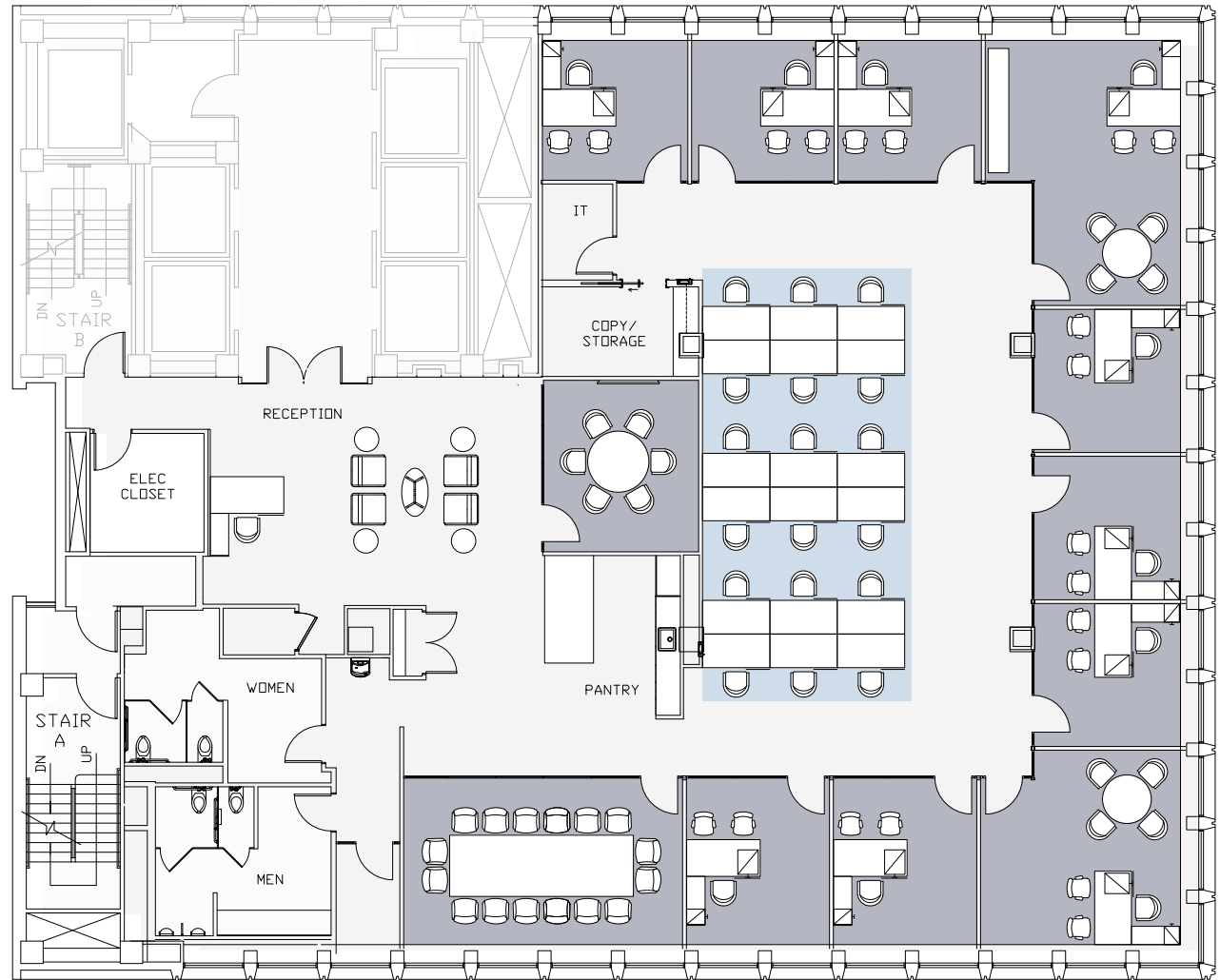
EAST 49TH STREET

FLOOR KEY

Private Office	10
Conference Room	2
Workstation	18
Reception	1
Copy/ Mail Room	1
Storage Room	1
Pantry	1
Total Headcount	29



Take a Virtual Walkthrough



EAST 48TH STREET



A photograph of a modern office interior, featuring glass-walled cubicles, desks, and office chairs. The image is overlaid with a semi-transparent blue filter. The text 'PRE-BUILT OPPORTUNITIES' is centered in white, uppercase letters.

PRE-BUILT OPPORTUNITIES

280
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PARTIAL 43RD FLOOR (WEST)

8,587 RSF | EXISTING CONDITIONS

EAST 49TH STREET

FLOOR KEY

Private Office	7
Conference Room	3
Workstation	38
Reception	1
Copy/ Storage Room	2
Pantry	1
IT Room	1
Total Headcount	36





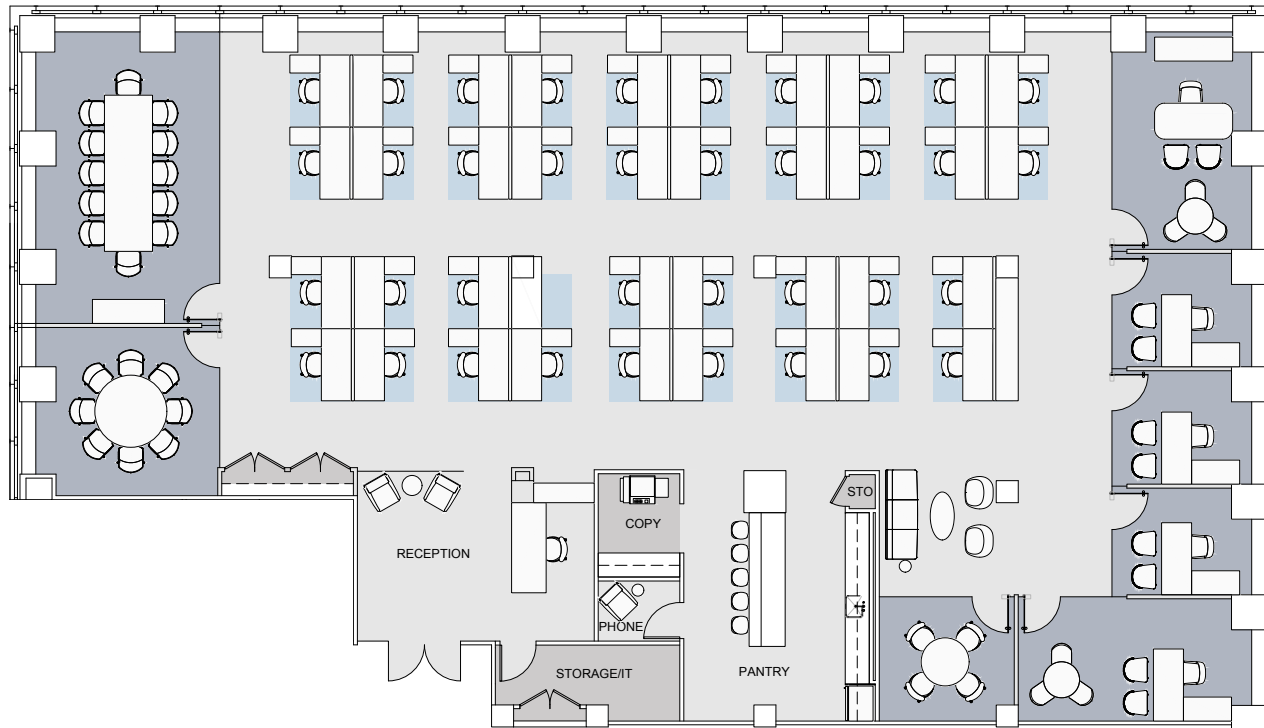
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PART 43RD FLOOR

PARTIAL 35TH FLOOR (NORTH WEST)

8,601 RSF | PRE-BUILT

EAST 49TH STREET

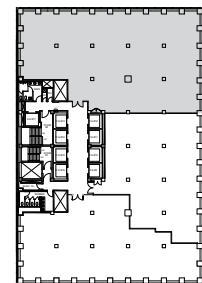


FLOOR KEY

Executive Office	2	IT/Storage Room	1
Typical Office	3	Pantry	1
Workstation	37	Phone Room	1
Reception	1	Copy Room	1
Conference Room	3	Total Headcount	43



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PARTIAL 24TH FLOOR (WEST)

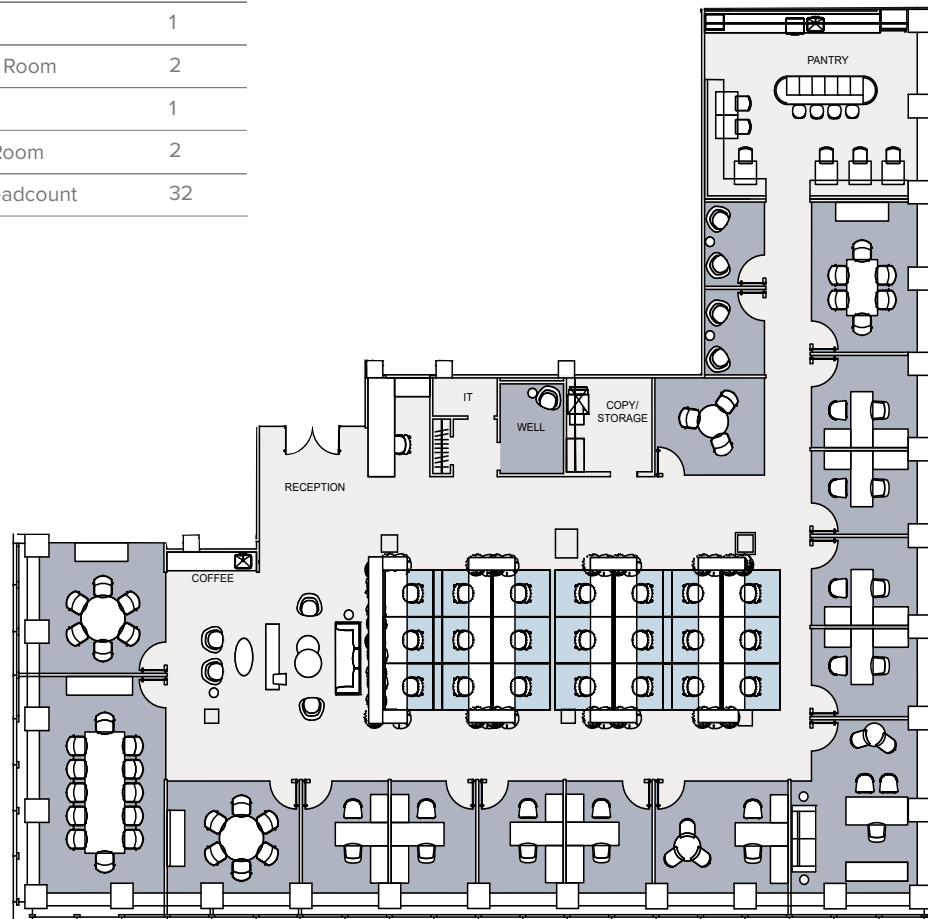
10,616 RSF | PRE-BUILT

FLOOR KEY

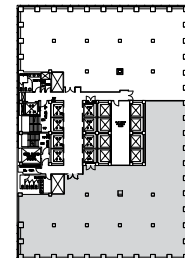
Executive Office	2	IT Room	1
Typical Office	8	Storage Room	2
Workstation	21	Pantry	1
Reception	1	Phone Room	2
Conference Room	5	Total Headcount	32



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EAST 48TH STREET





280
PARKVIEW

PART 24TH FLOOR





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PART 24TH FLOOR

BUILDING SPECIFICATIONS

LOCATION Between 48th & 49th Street

YEAR BUILT 1968, Renovated in 2015

ARCHITECT Emery Roth & Sons

BUILDING SIZE 1,278,807 RSF

BUILDING HEIGHT East Tower: 29 Floors
West Tower: 43 Floors

BUILDING CONSTRUCTION Building wide \$150M redevelopment includes:

- Lobby spanning Park Avenue block front with 25' ceiling height
- Plaza with abundant green space
- Interior atrium with museum-quality reflection pool
- Restoration of Park Avenue facade
- Glass curtain wall on center area of floors 3-17
- Elevator cabs, escalators and first-class restrooms
- Cooling tower providing additional 400 tons of supplemental water
- Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday

FLOOR LOAD 50 lbs. live load, 20 lbs. dead load

TYPICAL SLAB HEIGHTS East Tower: 12'0"
West Tower: 11'8"
West Tower (Floors 41 & 43): 15'6"

ELEVATORS 34 passenger cars and 3 freight cars
Loading dock located on 49th Street between Park and Madison Avenue
Drive in hours are M-F 8am-6pm

HVAC/ SUPPLEMENTAL COOLING · Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation
· Operating hours are M-F 8am-8pm and Saturday 8am-1pm

ELECTRIC · The property receives electrical power via a typical Con Edison 460 volt spot network consisting of 5-2,000 KVA power transformers with secondaries connected to a common bus duct via network protectors
· A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption

LIFE/SAFETY · The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors, a public address system, and an enunciator panel located in the building lobby
· The sprinkler system risers serve the entire property

SECURITY/ ACCESS · 24/7 attended lobby uniformed security coverage and visitor's desk
· CCTV surveillance in public areas and all elevators
· Access provided via electronic card access or per-authorization

TELECOM/CABLE

CARRIER	SERVICES	POINT OF ENTRY	POINT OF SERVICE
Verizon	Internet, Voice, Cable	49th Street	Multiple floors both towers
Spectrum	Internet, Voice, Data, Cable TV	49th Street	Multiple floors both towers
Abovenet/Zayo	Internet, Voice, Data	48th & 49th St	Multiple floors both towers
Lighttower	Internet, Voice, Data	49th Street	Multiple floors both towers
AT&T	Internet, Voice, Data	49th Street	Only at POE; no service above
Lightpath	Internet, Voice, Data	49th Street	Multiple floors both towers
Cogent	Internet, Voice, Data	49th Street	Multiple floors both towers

AMENITIES · Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building
· Felix Roasting Co.

BIKE ROOM Located on mezzanine level of the building

MESSENGER CENTER Located on the ground floor of the West Building.
Hours are M-F 8am-6pm

OWNER PROFILES



SL Green Realty Corp., Manhattan’s largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of December 31, 2025, the Company held interests in 56 buildings totaling 31.4 million square feet. This included ownership interests in 28.0 million square feet of Manhattan buildings and 2.7 million square feet securing debt and preferred equity investments.



Vornado Realty Trust is a preeminent owner, manager and developer of office and retail assets. Vornado’s portfolio is concentrated in the nation’s key market — New York City — along with the premier asset in both Chicago and San Francisco. Vornado is also the real estate industry leader in sustainability policy. The company owns and manages over 26 million square feet of LEED certified buildings and received the Energy Star Partner of the Year Award, Sustained Excellence 2024. Vornado Commemorated 50 years on the NYSE in 2012 and is a member of the S&P MidCap 400.

280

PARK AVENUE



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