

2800

PARK AVENUE



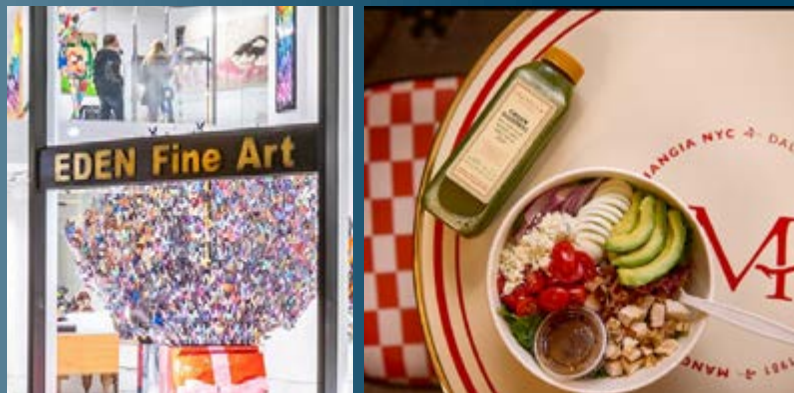
SL GREEN
REALTY CORP.

VORNADO
REALTY TRUST

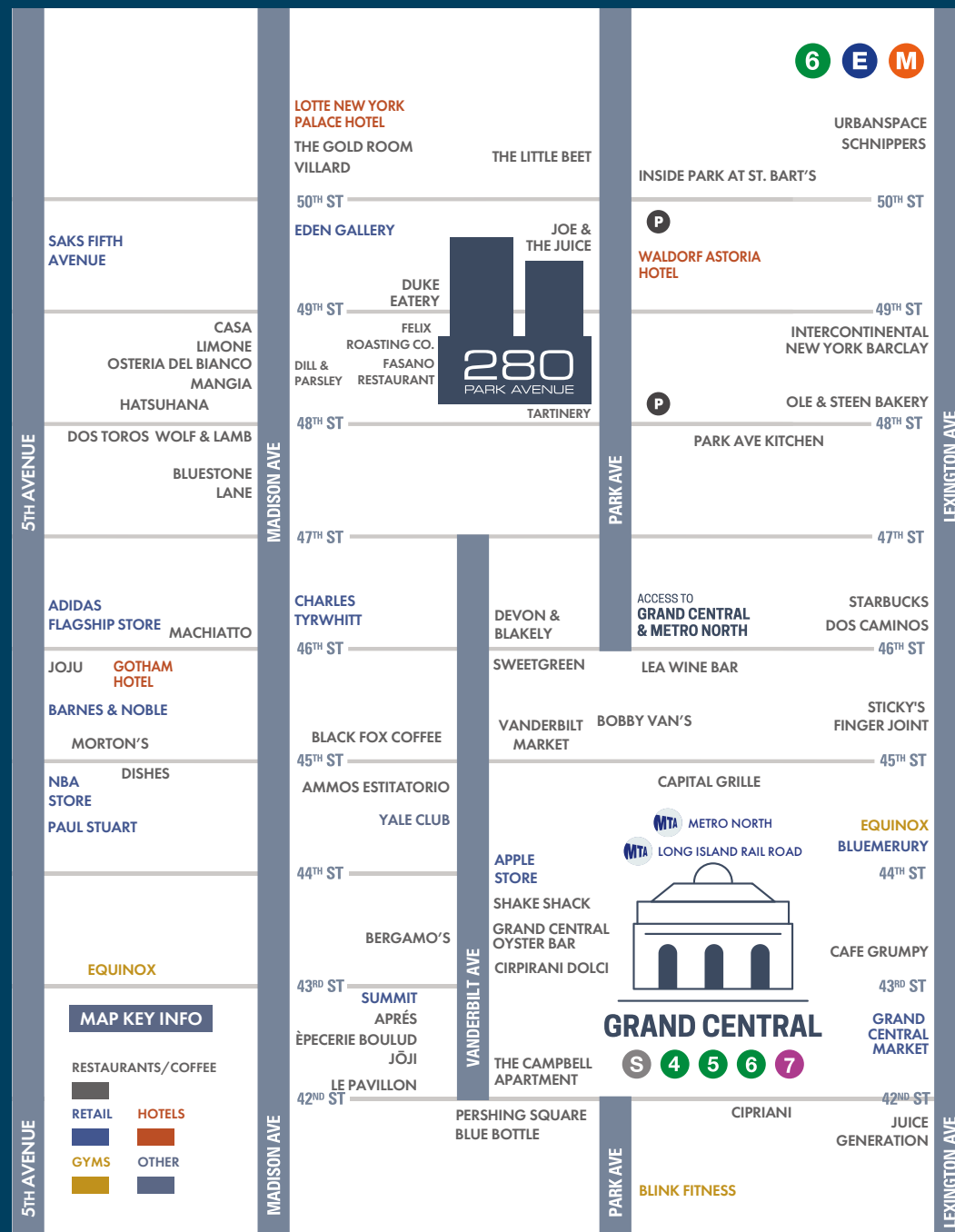
OPPORTUNITY HIGHLIGHTS

- ◆ 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



280
PARK AVENUE



ON-SITE DINING & ENTERTAINMENT



FASANO PRIVATE DINING



BARRETTO JAZZ BAR



FELIX COFFEE



FASANO BAR & LOUNGE



PARK AVENUE

280

280
PARK AVENUE

PARK AVENUE LOBBY EXTERIOR



TWO EIGHTY PARK AVENUE

280

280
PARK AVENUE

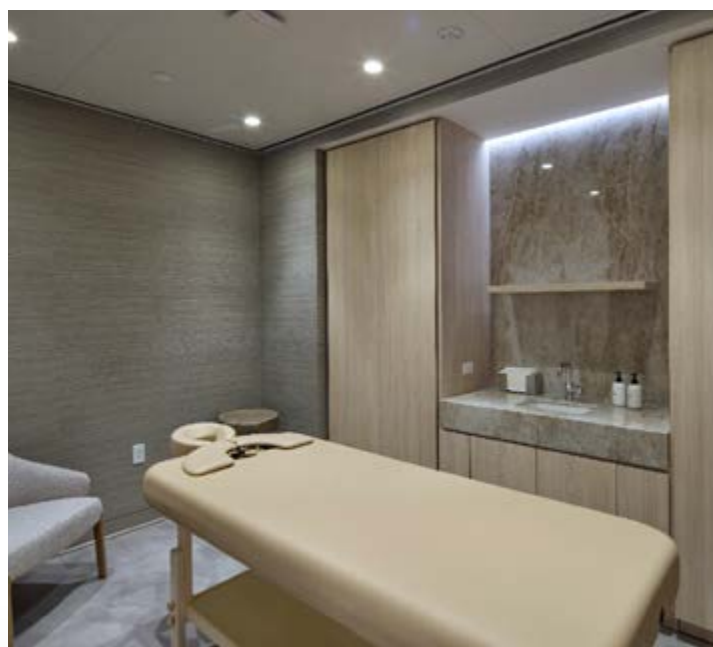
ATRIUM LOBBY EXTERIOR



280
PARK AVENUE

REFLECTING POOL & ART INSTALLATION



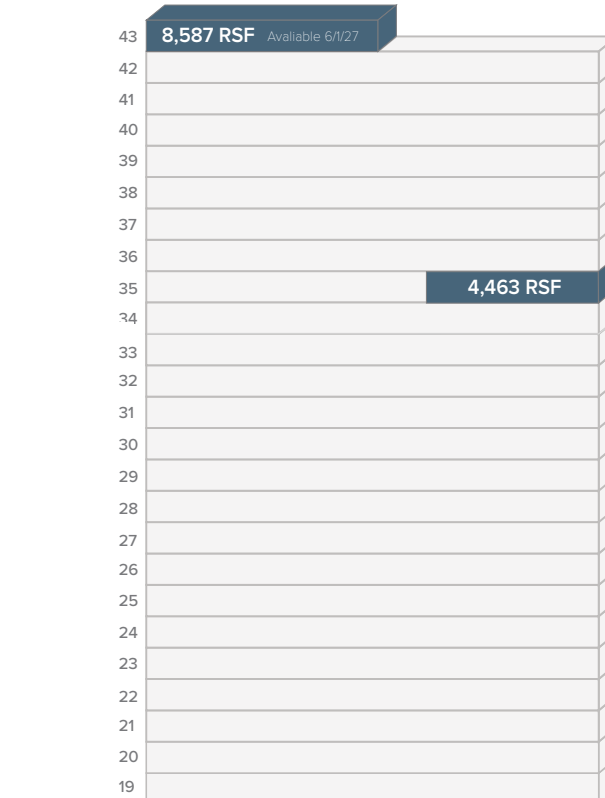


AVAILABILITY

NOTABLE TENANTS



WEST TOWER



EAST TOWER



FULL FLOOR OPPORTUNITIES

PRE-BUILT OPPORTUNITIES

280
PARK AVENUE



FULL FLOOR OPPORTUNITIES

280
PARK AVENUE

ENTIRE 29TH FLOOR (EAST)
8,941 RSF | EXISTING CONDITIONS

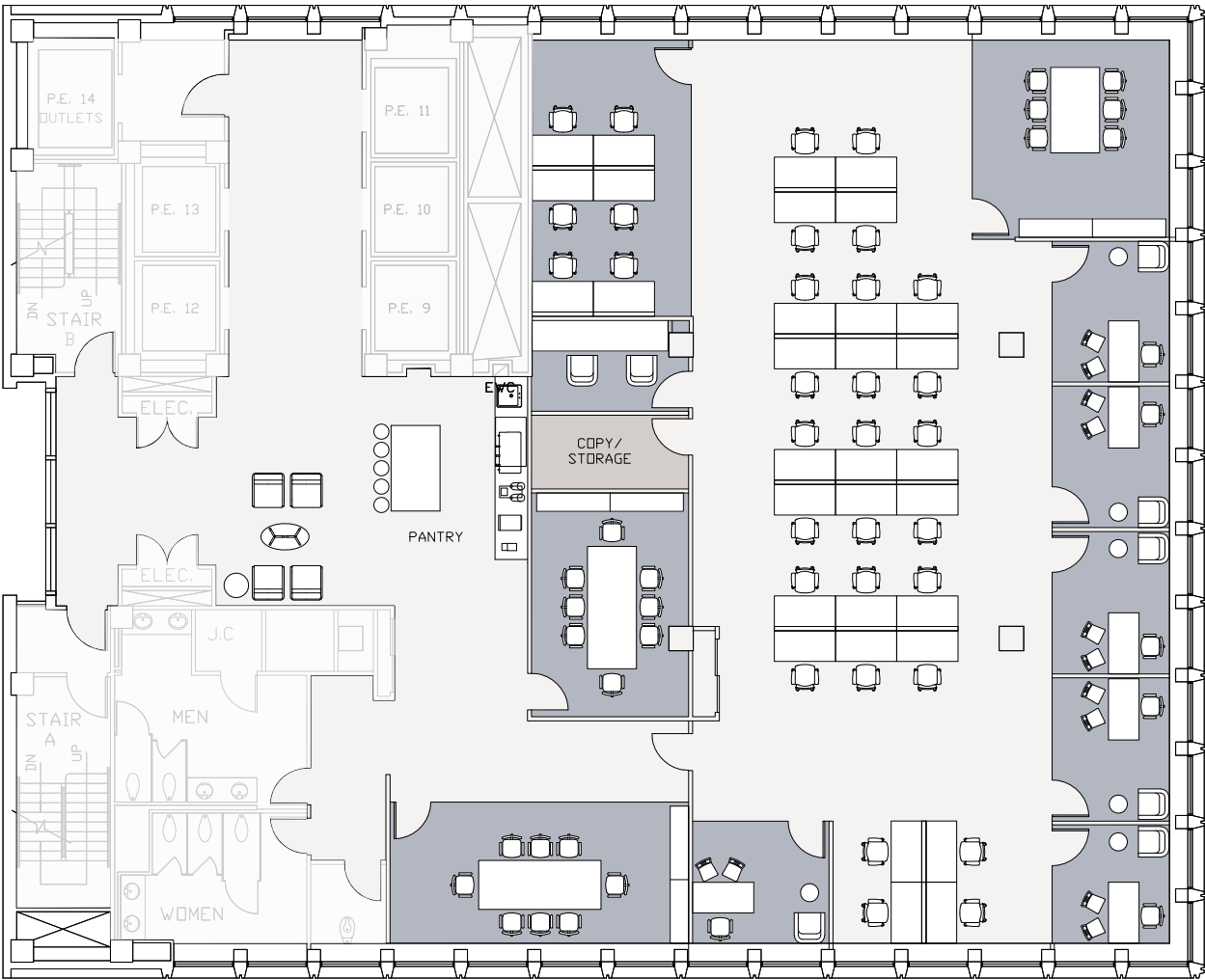
EAST 49TH STREET

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

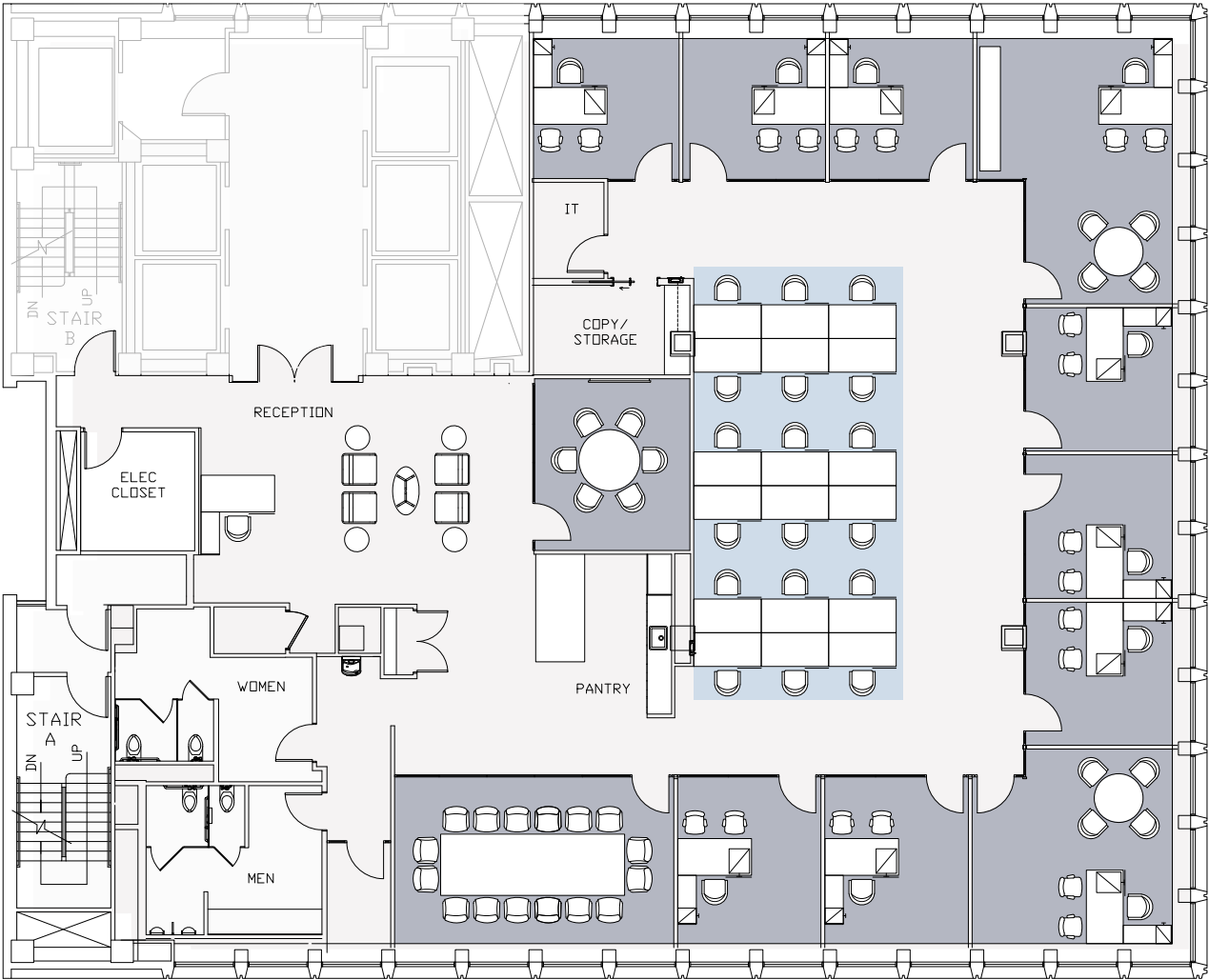
EAST 49TH STREET

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, white desks, and ergonomic chairs. Large windows on the left side offer a view of a city skyline. The entire image is overlaid with a semi-transparent blue filter.

PRE-BUILT OPPORTUNITIES

280
PARK AVENUE

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





280
PARK AVENUE

PART 43RD 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 March 31, 2026, SL Green held interests in 55 buildings totaling 30.8 million square feet which included ownership interests in 29.4 million square feet and 1.4 million square feet securing debt and preferred equity investments, excluding fund investments, and managed 3 buildings totaling 0.8 million square feet owned by third parties.



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

**DAVID KAUFMAN**

Senior Vice President
212.356.4104

david.kaufman@slgreen.com

ZACH FREEMAN

Vice President
212-216-1748

zach.freeman@slgreen.com

GEORGE MARCOGLIESE

Associate
212-216-1741

george.marcogliese@slgreen.com

**EDWARD A. RIGUARDI**

Senior Vice President
212.894.7923

eriguardi@vno.com

ALEXANDRA BEDELL

Vice President

212.894.7407

abedell@vno.com

**GREGG ROTHKIN**

Executive Vice President
212.984.8192

gregg.rothkin@cbre.com

PETER TURCHIN

Vice Chairman

212.984.8364

peter.turchin@cbre.com

BRAD AUERBACH

Senior Vice President

212.984.7139

brad.auerbach@cbre.com

HANNAH GERARD

Senior Associate

212.895-0933

hannah.gerard@cbre.com

