

225 Park Ave South

Close to everything,
yet nothing comes close



225 Park Ave South

The next-generation offices at 225 Park Avenue strike the perfect balance between professional & personal, character & efficiency, flexibility & access. Every point of contact inspires its tenants to collaborate with peers, connect with its neighborhood, and celebrate success.

Two Large Contiguous Blocks Available Immediately:

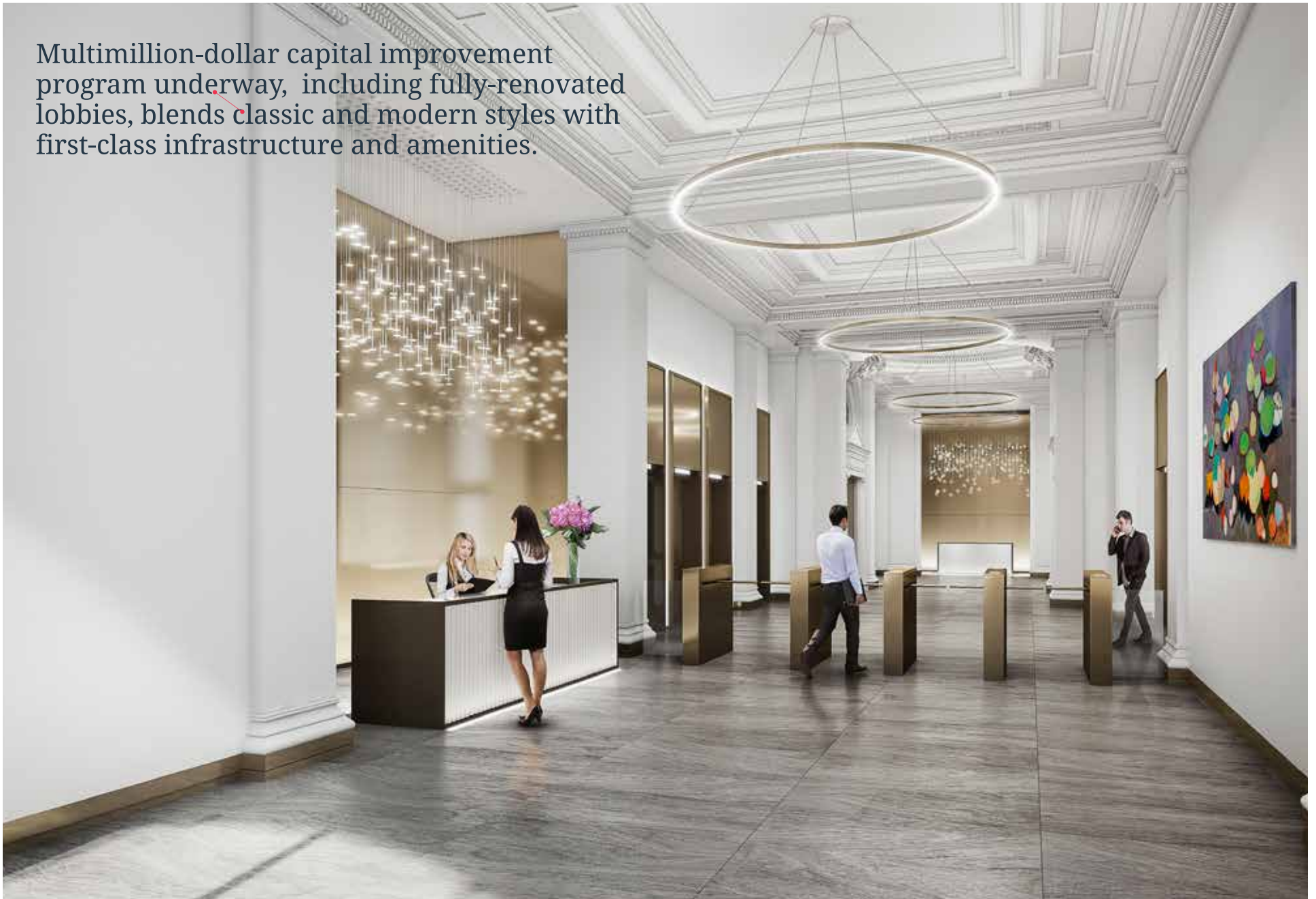
- Penthouse Block (78,666 RSF)
 - Penthouse Block offers a private 4,000 USF sky garden surrounded by a glass atrium
 - Semi-private lobby with branding opportunities available
- Mid-Rise block (81,366 RSF) with contiguous growth up to 189,634 RSF by Q1 2017
 - 27,000-40,700 RSF floor plates that maximize flexibility and efficiency
 - Reasonable divisions considered

Building Features:

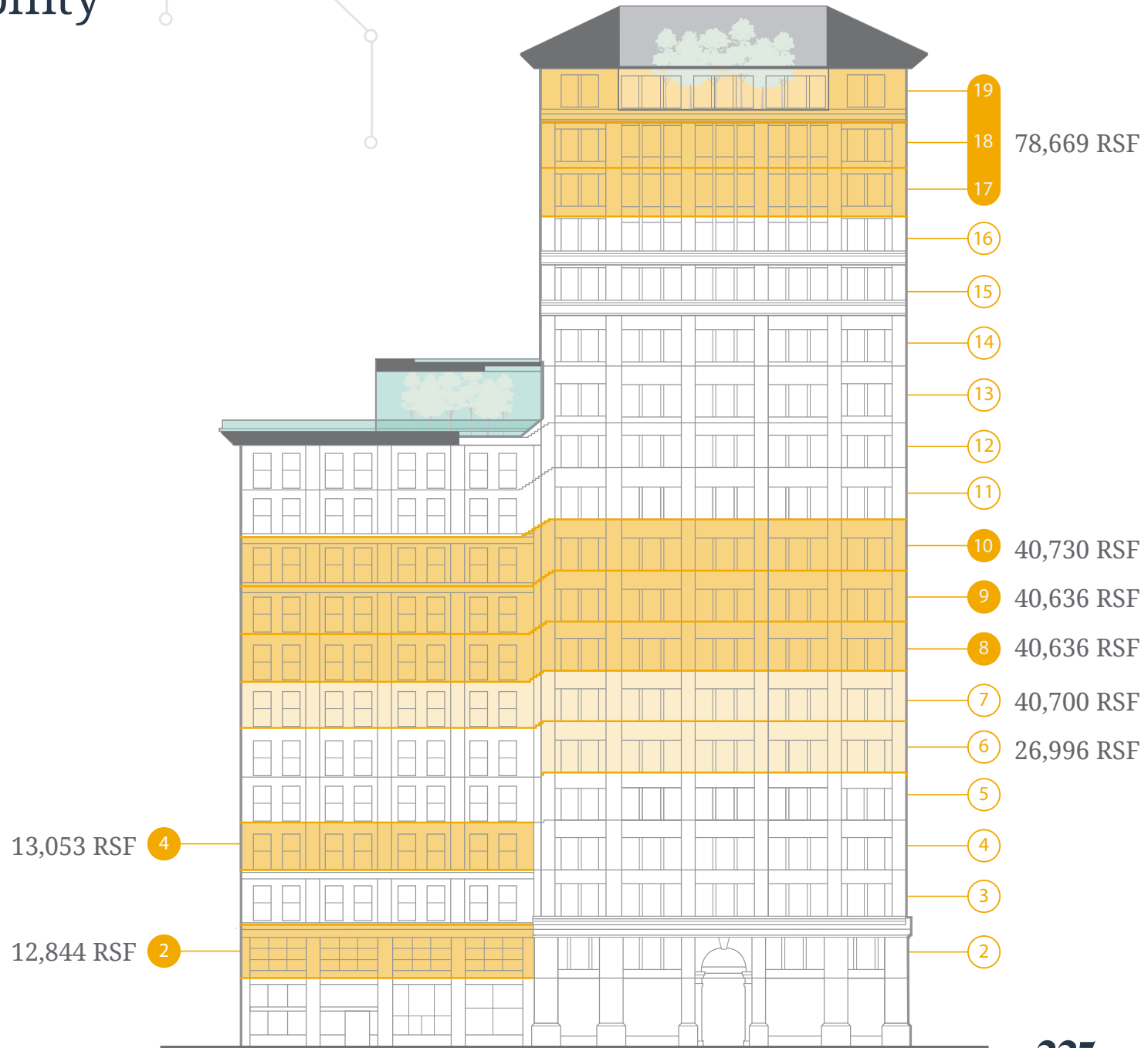
- Exceptional natural light and city views
- High ceilings and large operable windows on every floor
- Multi-million-dollar capital improvement program underway



Multimillion-dollar capital improvement program underway, including fully-renovated lobbies, blends classic and modern styles with first-class infrastructure and amenities.



○ Availability



ENTRANCES & ELEVATORS

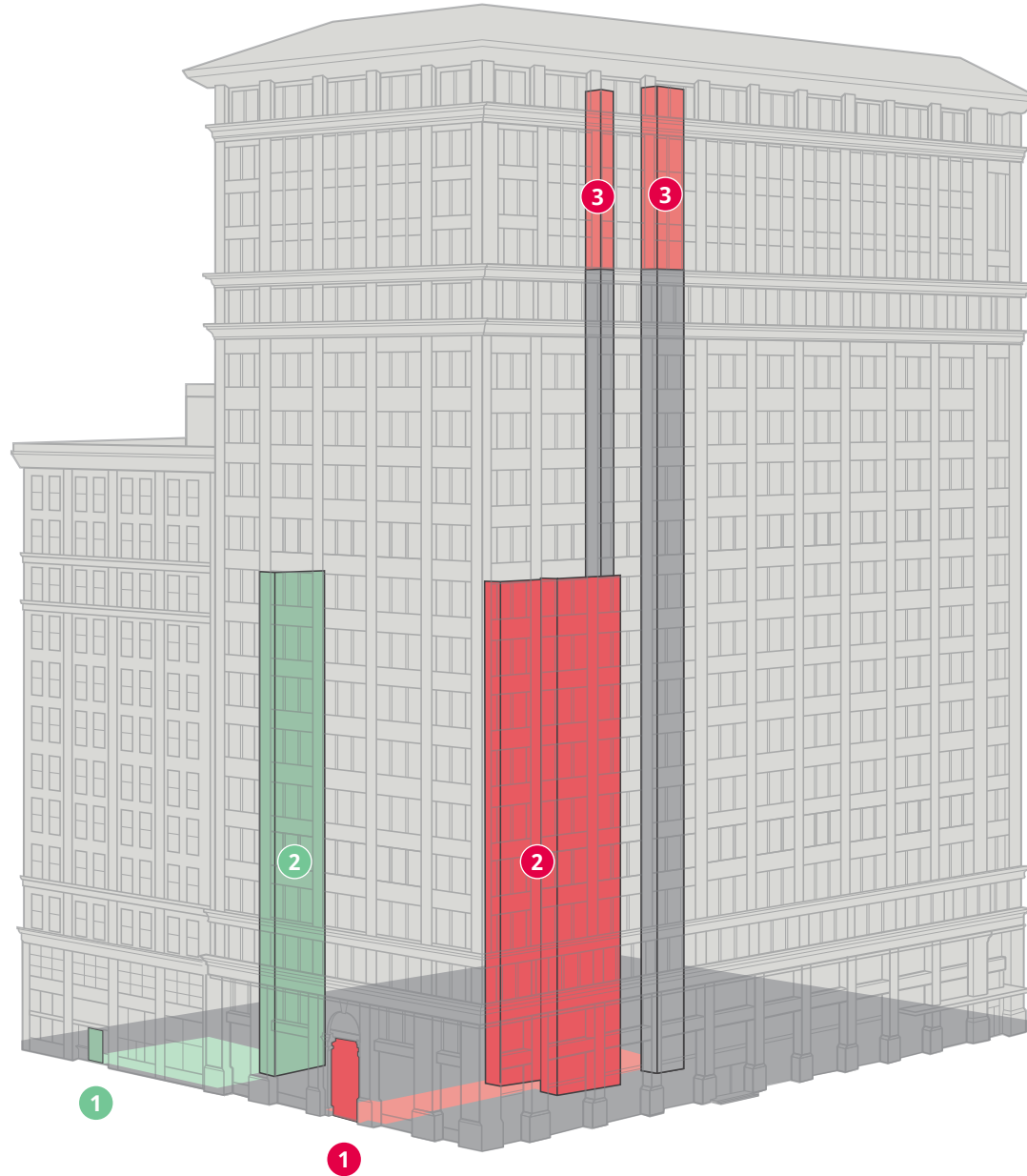
○ Building Access

South Lobby

- ① Entrance
- ② Lobby - 10th Floor
- ③ 17th - 19th Floor

North Lobby

- ① Entrance
- ② Lobby - 10th Floor









○ CONFERENCE ROOM





○ Transportation Map

From 225 Park Avenue South

- Union Square: 0 min.
- Port Authority Terminal: 13 min.
- Grand Central Terminal: 13 min.
- Penn Station: 10 min.
- Wall Street: 15 min.
- World Trade Center: 15 min.
- Williamsburg: 8 min.

Subway Lines



Path Trains



Ferry Stop



Ferry Route



Situated between Union Square, Madison Square Park and Gramercy Park, 225 Park Avenue South puts the neighborhood's never-ending array of culture and conveniences at your doorstep.



○ Neighborhood Amenities

Retail

- 1 J. Crew
- 2 Barnes & Noble
- 3 Coach
- 4 Nike Running
- 5 Zara
- 6 Sephora
- 7 Brooks Brothers
- 8 Journelle
- 9 Paul Smith
- 10 Paragon Sports
- 11 Madewell
- 12 Club Monaco
- 13 Diesel
- 14 Restoration Hardware
- 15 Intermix
- 16 Cole Haan
- 17 Fishs Eddy
- 18 Sperry Topsider
- 19 ABC Carpet
- 20 Bed Bath & Beyond
- 21 Gap Kids
- 22 Gap
- 23 Pier One Imports
- 24 TJ Maxx
- 25 Marshalls
- 26 Kiehl's

Hotels

- 1 W New York
- 2 Chelsea Inn
- 3 Gramercy Park Hotel
- 4 The Marcel at Gramercy
- 5 Hyatt
- 6 The Jade Hotel

Fine Dining

- 1 Pure Food & Wine
- 2 Devi
- 3 ABC Kitchen
- 4 Union Square Cafe
- 5 County Restaurant
- 6 Taj II
- 7 Craft Restaurant
- 8 Craft Bar
- 9 Novita
- 10 Gramercy Tavern
- 11 Maialino
- 12 The House
- 13 Blue Water Grill
- 14 Strip House
- 15 Gotham Bar & Grill
- 16 SD26
- 17 Bread and Tulips

Corporate Neighbors

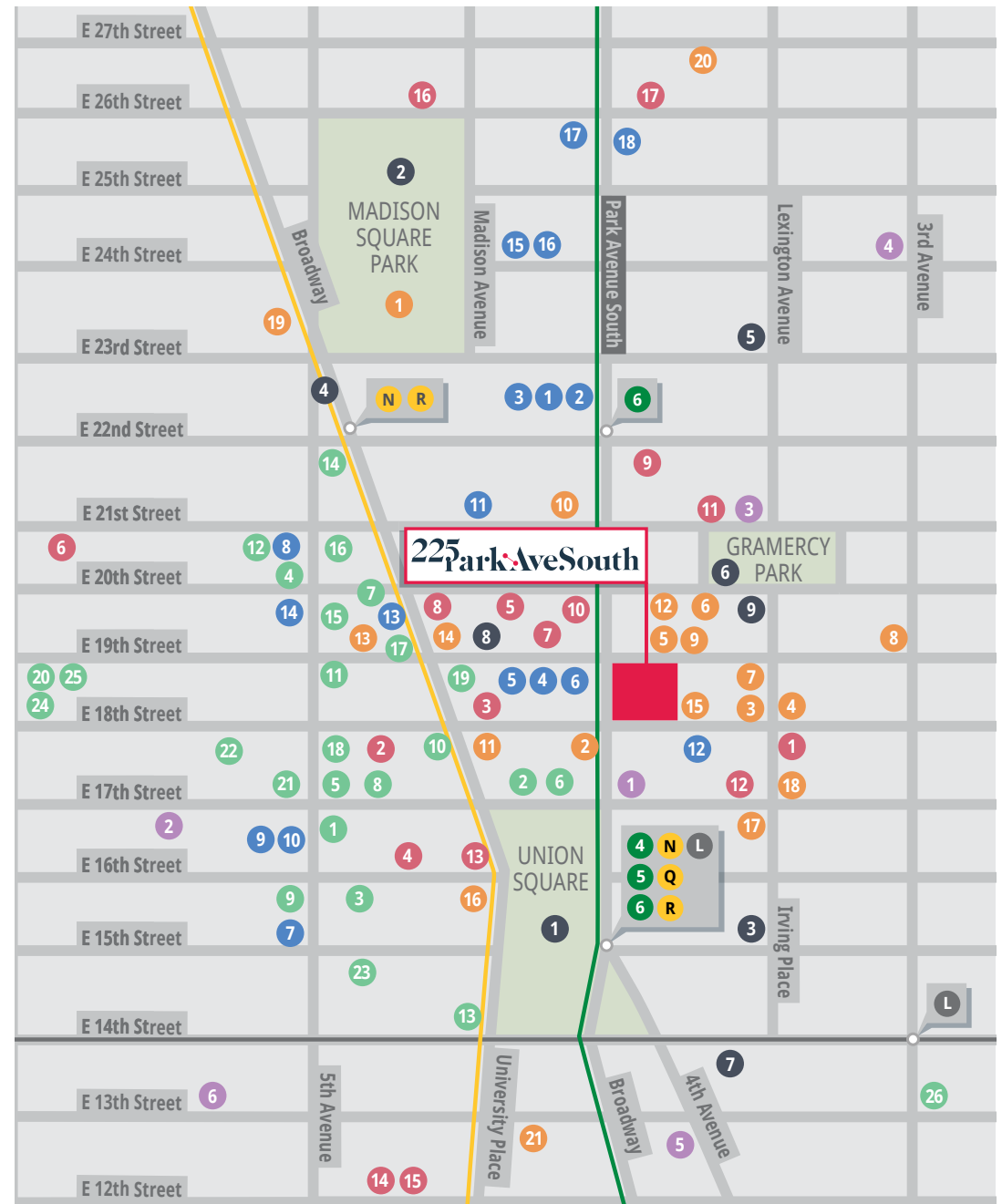
- 1 Wilhelmina Models
- 2 Leo Burnett Advertising
- 3 Whitney Museum
- 4 IPG
- 5 IMG
- 6 WPP
- 7 Apple
- 8 Simmons Foundation
- 9 Mashable
- 10 MasterCard
- 11 Tumblr
- 12 NYU
- 13 Equinox
- 14 EMI Records
- 15 Sony
- 16 Credit Suisse
- 17 Reed Elsilver
- 18 Digitas

Casual Dining

- 1 Shake Shack
- 2 Haru
- 3 Friend of a Farmer
- 4 Pete's Tavern
- 5 City Crab & Seafood
- 6 Sushi Samba
- 7 Irving Place Tea and Coffee
- 8 La Follia
- 9 Duke's
- 10 Barbounia
- 11 Manna Kitchen
- 12 L'Express
- 13 Barn Joo
- 14 Beecher's Cheese
- 15 Ainsworth Park Avenue South
- 16 Coffee Shop
- 17 Yama
- 18 Casa Mono
- 19 Eataly
- 20 Blue Smoke
- 21 Vapiano

Attractions

- 1 Union Square Park
- 2 Madison Park
- 3 Irving Plaza
- 4 Flatiron Building
- 5 Gramercy Theatre
- 6 Gramercy Square Park
- 7 Regal Cinemas
- 8 AMC Lowe's
- 9 National Arts Club





○ Capital Improvements

Ownership has plans to significantly upgrade and modernize the buildings systems including new elevator cabs and mechanical, upgraded HVAC equipment and the installation of a new backup generator for life safety with additional capacity for tenant use.

The addition of amenities, including a bike storage room and large off-street loading dock, combined with the enhanced building infrastructure will not only be environmentally friendly, but will also support the needs and lifestyles of today's tenants.

○ Building Specs

Ownership:

Orda Management Corp.

Location:

225 & 233 Park Avenue South,
between 18th & 19th Streets
South (225 PAS) and North (233 PAS)

Architect:

Studios Architecture

Building Heights:

South: 19 Stories
North: 12 Stories

Floor Sizes:

South: 26,900–27,000 RSF
North: 13,700 RSF
Combined: 40,500–40,700 RSF

Construction Type:

South: Masonry, concrete and steel structure.
North: Brick and Mortar exterior. Cast iron
and terracotta arched slab.

Floor Load Capacity (Live Load):

South: 100 lbs/psf
North: 120 lbs/psf

Average Slab Height:

South: 13'6"
North: 12'
7th–12th Floors: 11'–0"
4th–6th Floors: 11'–9"
3rd Floor: 12'–6"
2nd Floor: 14'
Ground: 20'

Column Spacing:

South: 19'–6"
North: 15' E–W, 20' N–S

Loading Docks:

Loading dock located on 19th Street

Building Access:

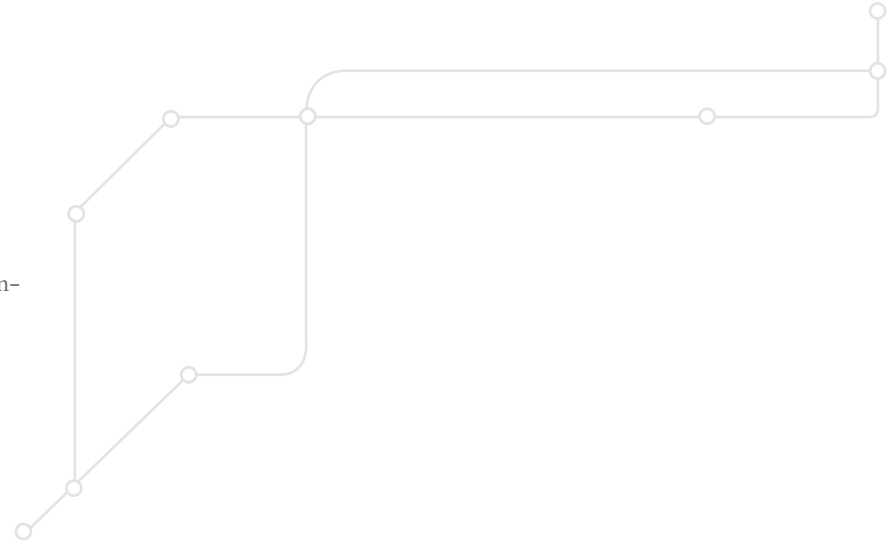
South: 24/7 attended lobby
North: Mon–Fri, 7am–12am attended lobby

Windows:

Operable

TELECOM:

Providers include: Verizon, Lighttower
and Time Warner Cable.



Heating System:

Perimeter heat delivered via central heating plant.
Plans underway to upgrade to natural gas service,
including new natural gas boilers and upgraded
stainless steel flue (completed).

HVAC:

AC System: Two independent cooling towers
with water cooled package units on each floor.
Upgrades underway: New cooling tower and
condenser water pumps to be installed on roof of
225 to service 233, new water cooled package unit
to service 19th floor of 225, and new Building
Management System in development.
Supplemental: Condenser water is available for
supplemental AC.

Electrical Capacity:

Minimum 6 watts/RSF, exclusive of HVAC

Emergency Electrical Capacity:

South: 20kw/floor
North: 20kw/floor
Plans to install emergency, #2 oil provided
from a 15,000 tank, generator underway.

Elevators:

Passenger:
South: 16 passenger cars
North: 3 passenger cars

Freight:

South: 2 Freight cars; 4,000 lb car capacity
North: 1 Freight Car; 2,500 lb car capacity

Life Safety:

South: Modified Class "E" system
North: Advisory fire alarm

Both buildings are fully sprinklered in
accordance with NYC Building code. The South
fire system is in the process of being upgraded,
with future plans to upgrade the system in North.

Private Sky Garden:

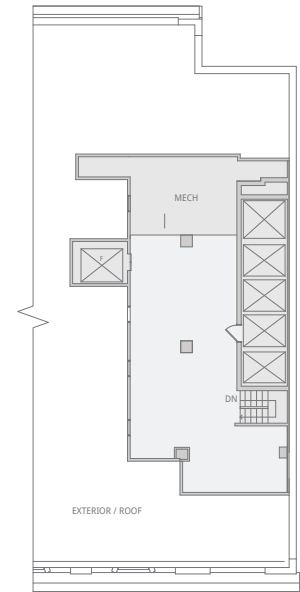
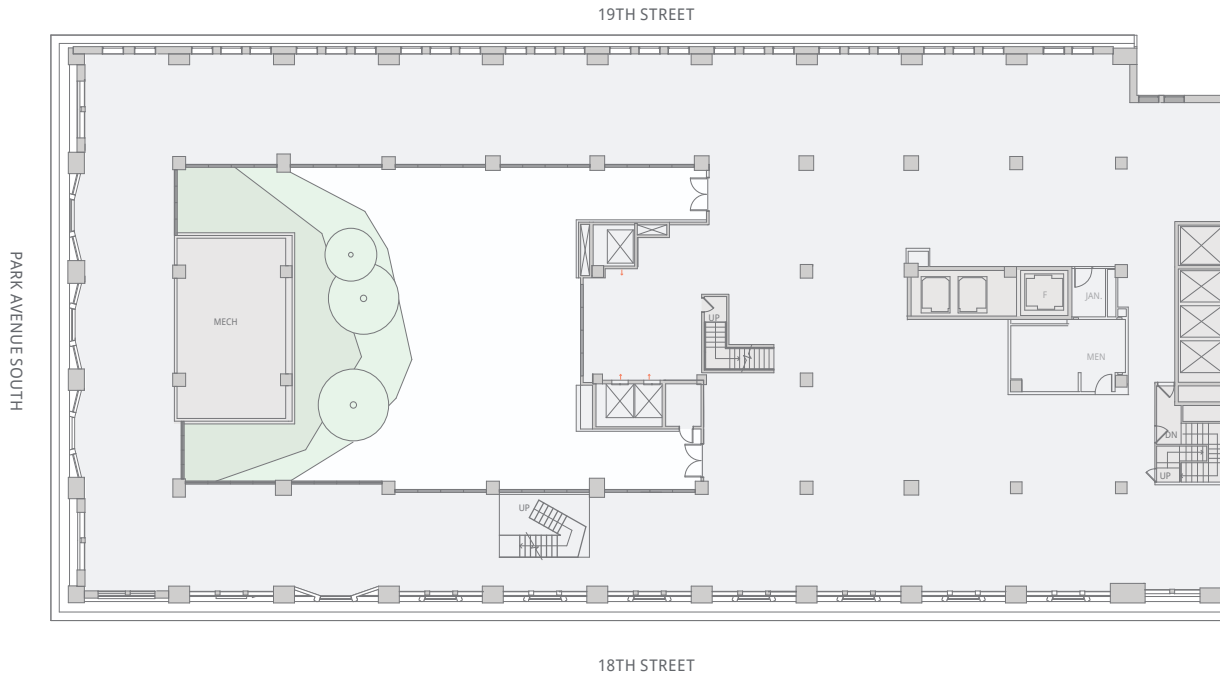
A private sky garden, surrounded by a spectacular
glass atrium, highlights an exceptional top-of-the-
building block opportunity.

Cleaning:

Included

PENTHOUSE CORE & SHELL PLAN

○ Floor 19
23,223 RSF



MEZZANINE LEVEL



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PENTHOUSE OPEN OFFICE TEST-FIT

○ Floor 19

23,223 RSF

Seats	
Office	2
Workstation	162
Total	164
Common	
Seats	26
Breakout	25
Total	51
RSF/Person	142 SF



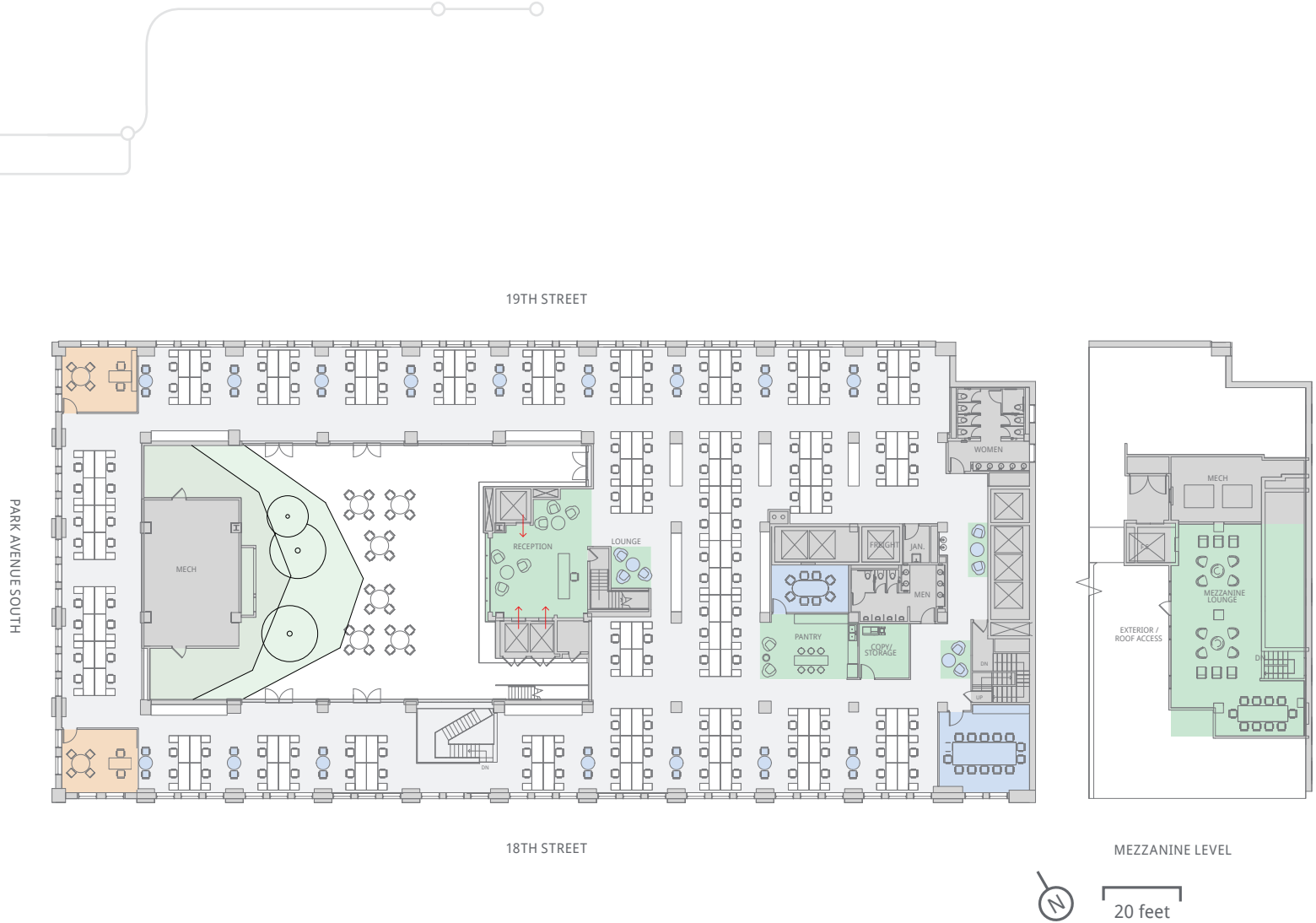
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PENTHOUSE HIGH DENSITY TEST-FIT

Floor 19

23,223 RSF

Seats	
Office	2
Workstation	130
Total	132
Common	
Seats	22
Breakout	39
Total	61
RSF/Person	176 SF



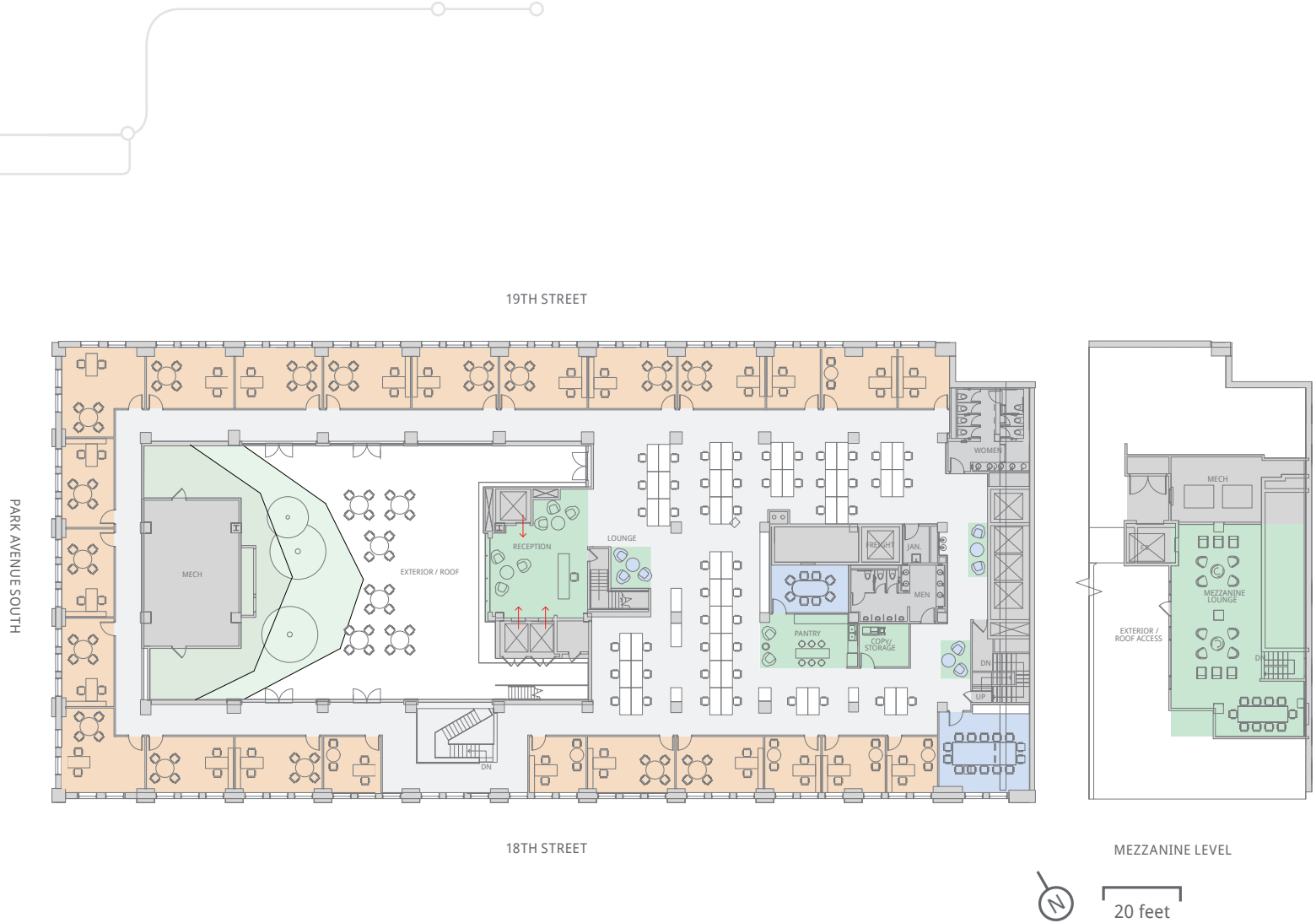
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PENTHOUSE OFFICE INTENSIVE TEST-FIT

○ Floor 19

23,223 RSF

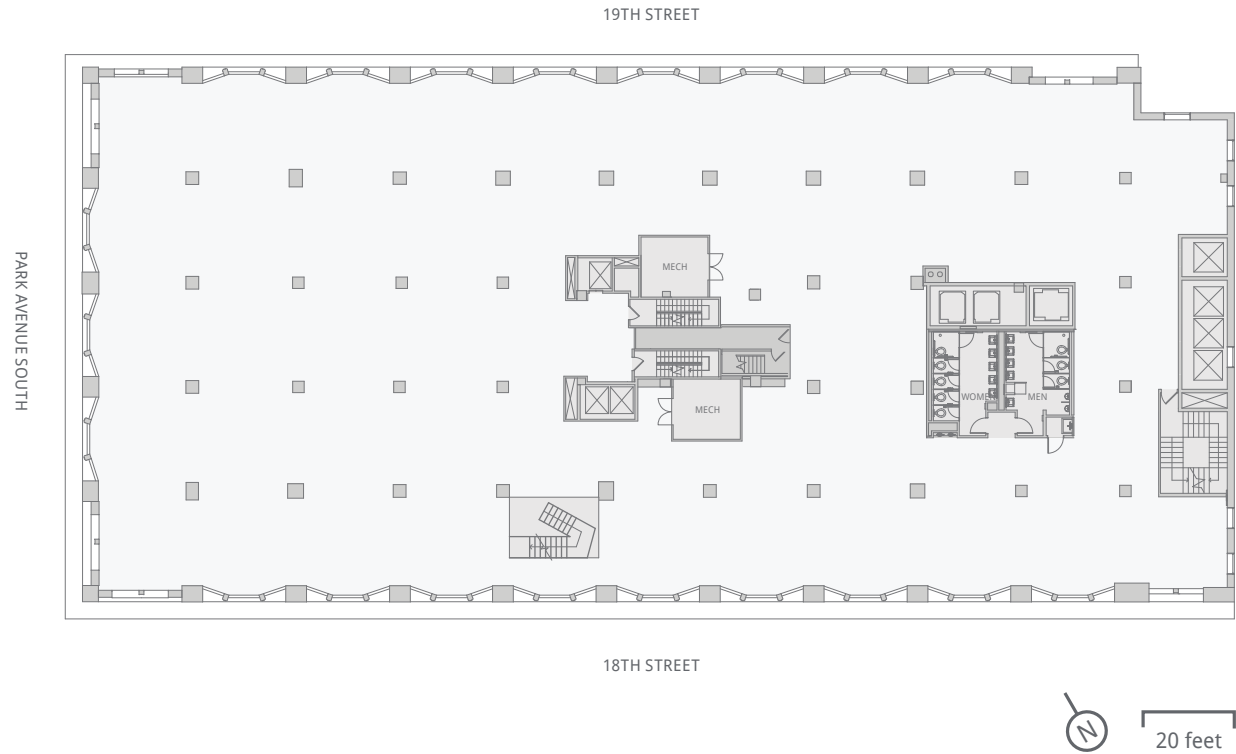
Seats	
Office	24
Workstation	52
Total	76
Common	
Seats	22
Breakout	7
Total	29
RSF/Person	306 SF



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PENTHOUSE CORE & SHELL PLAN

○ **Floor 18**
27,677 RSF



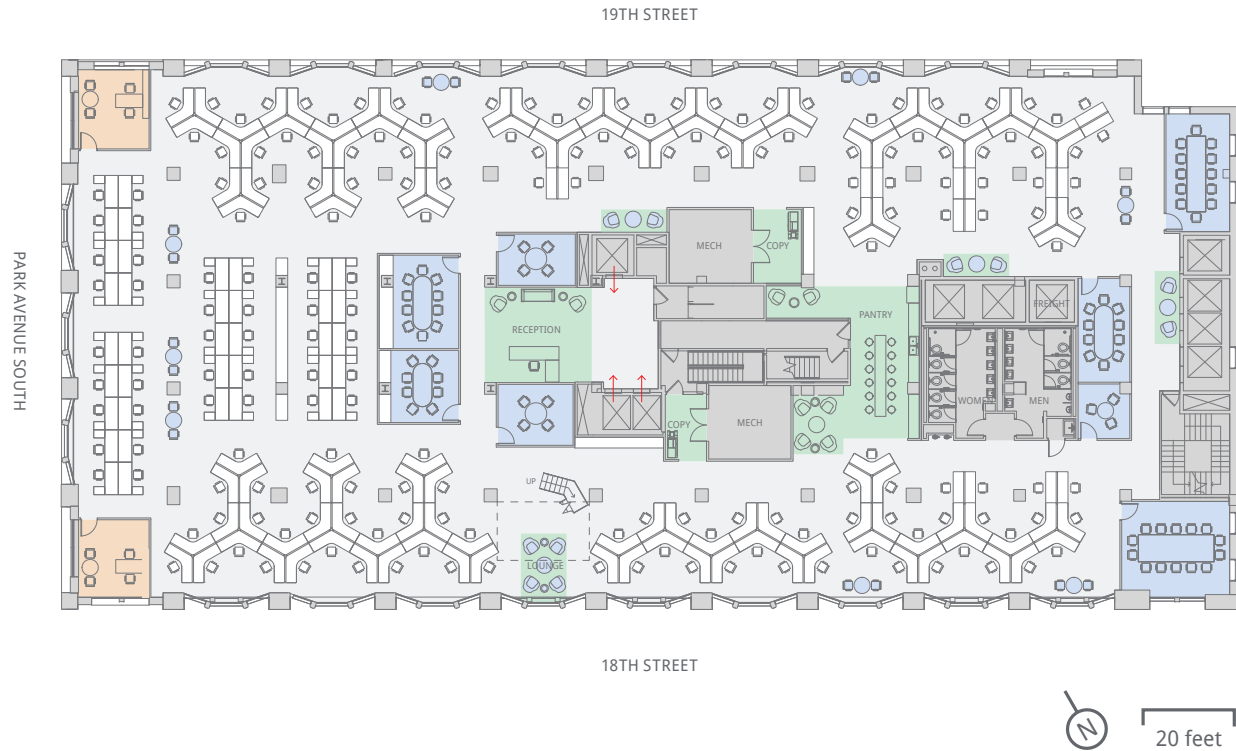
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PENTHOUSE OPEN OFFICE TEST-FIT

○ Floor 18

27,677 RSF

Seats	
Office	2
Workstation	186
Total	188
Common	
Seats	65
Breakout	26
Total	91
RSF/Person	147 SF



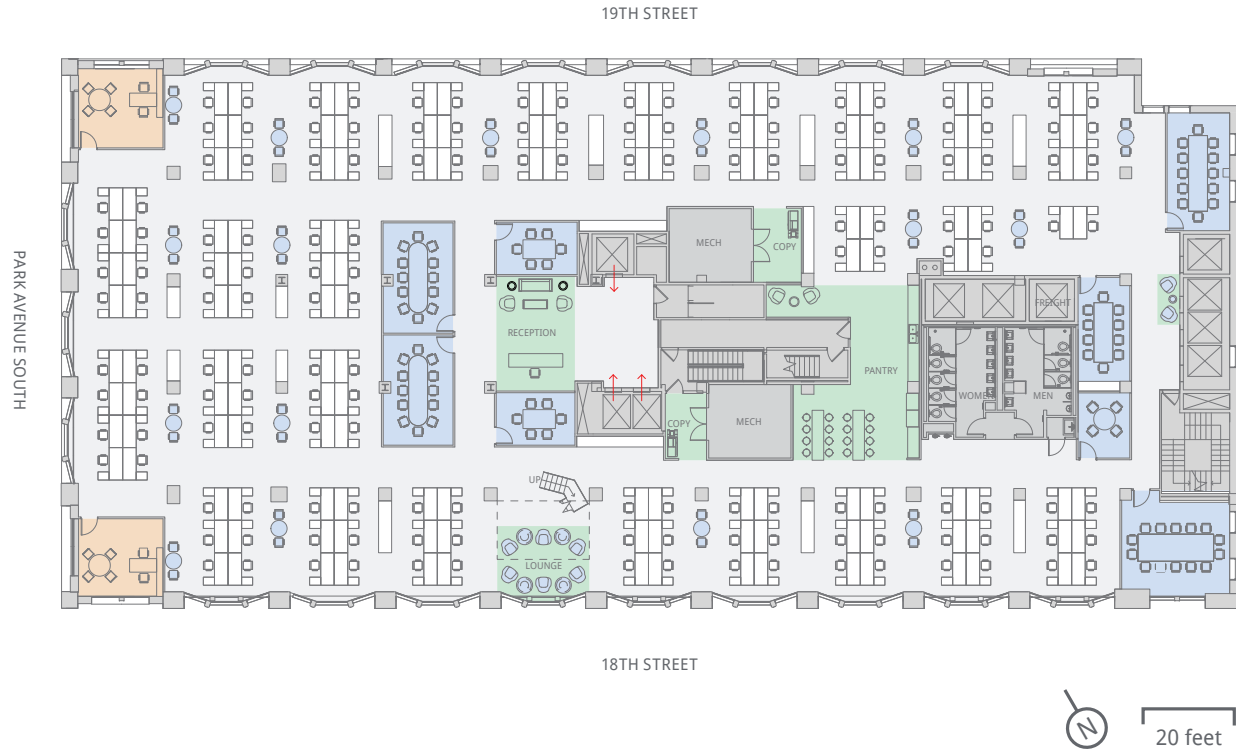
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PENTHOUSE HIGH DENSITY TEST-FIT

○ Floor 18

27,677 RSF

Seats	
Office	2
Workstation	152
Total	154
Common	
Seats	76
Breakout	40
Total	116
RSF/Person	180 SF



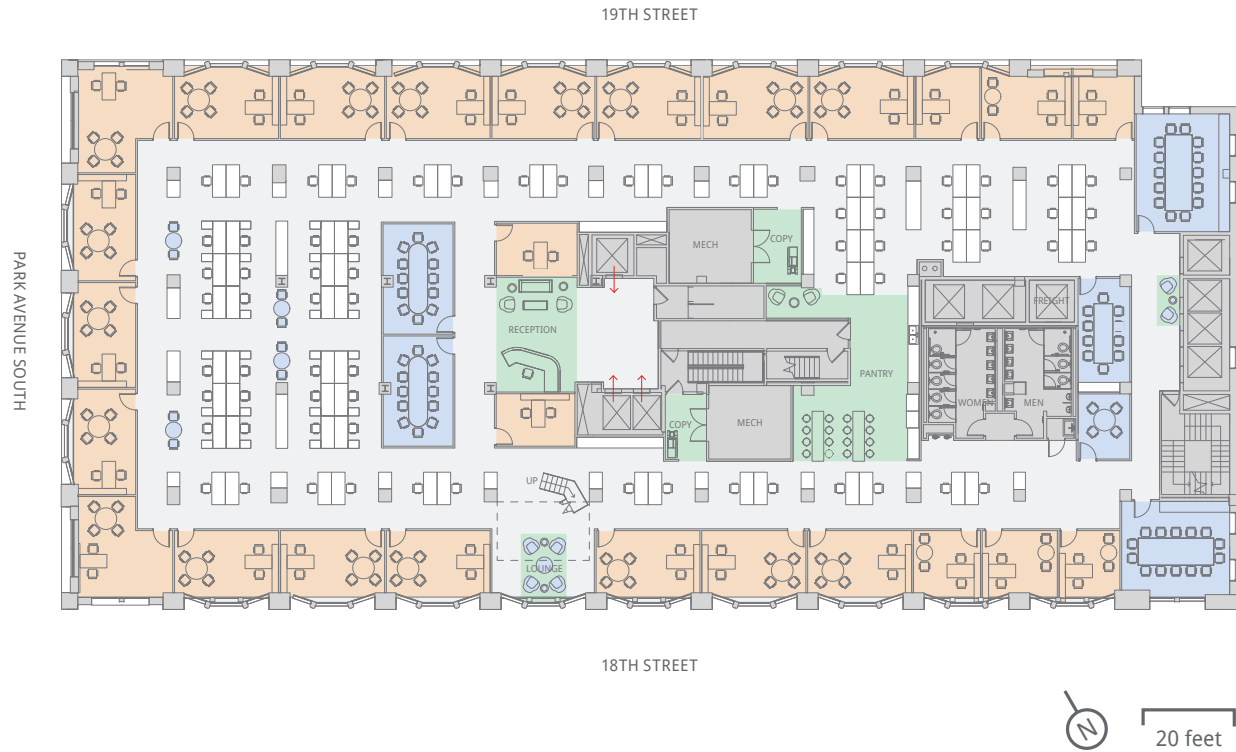
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PENTHOUSE OFFICE INTENSIVE TEST-FIT

○ Floor 18

27,677 RSF

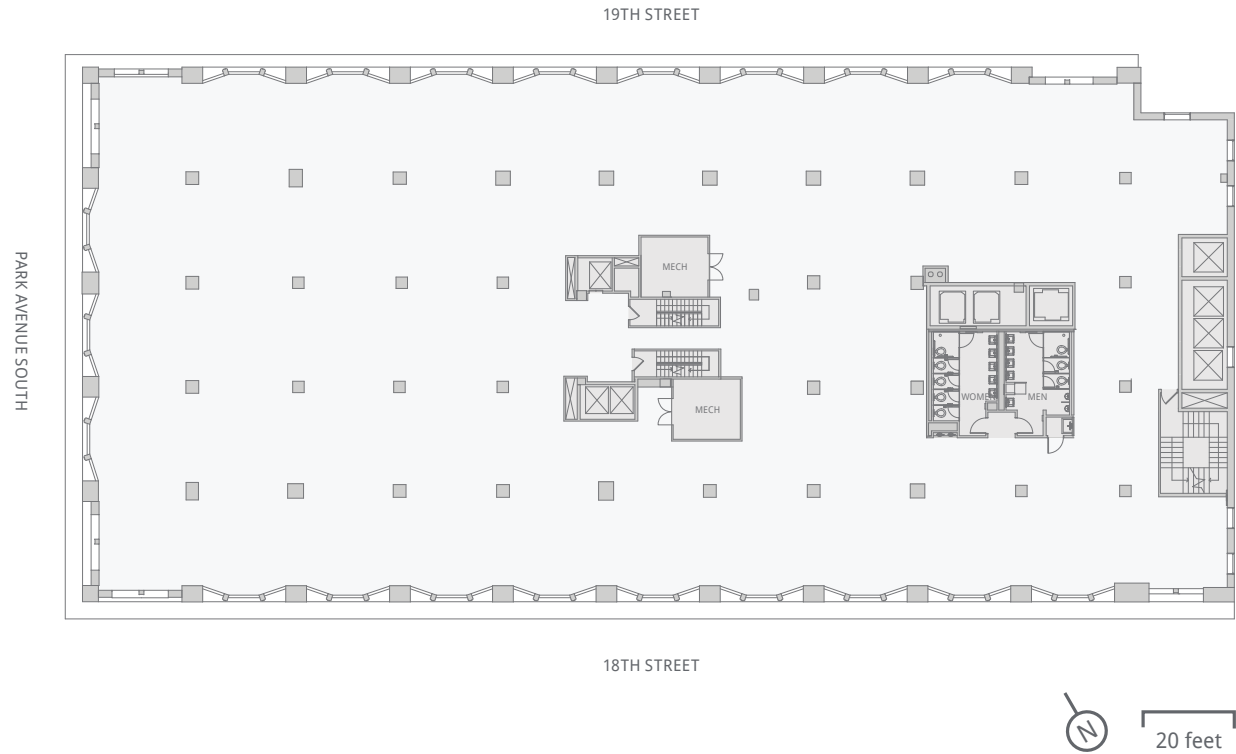
Seats	
Office	26
Workstation	78
Total	104
Common	
Seats	66
Breakout	14
Total	80
RSF/Person	264 SF



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PENTHOUSE CORE & SHELL PLAN

○ Floor 17
27,766 RSF



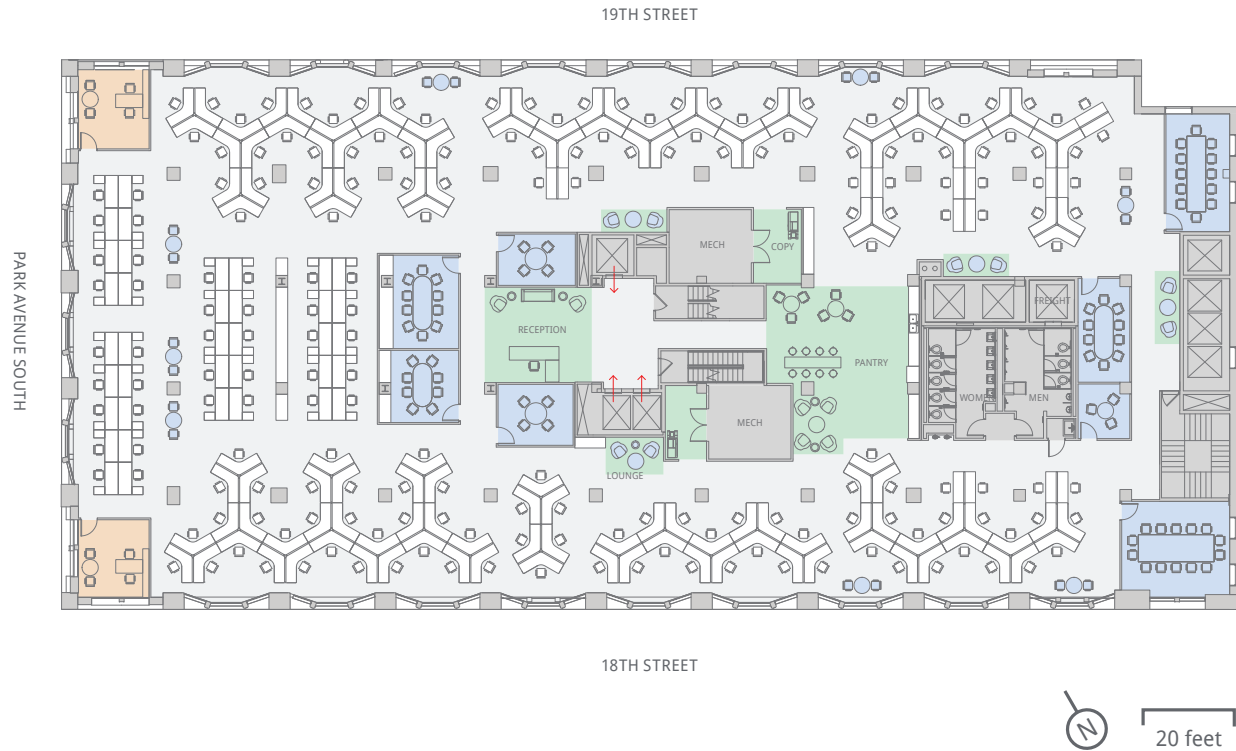
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TYPICAL PENTHOUSE OPEN OFFICE TEST-FIT

Floors 17

27,766 RSF

Seats	
Office	2
Workstation	192
Total	194
Common	
Seats	65
Breakout	24
Total	89
RSF/Person	143 SF



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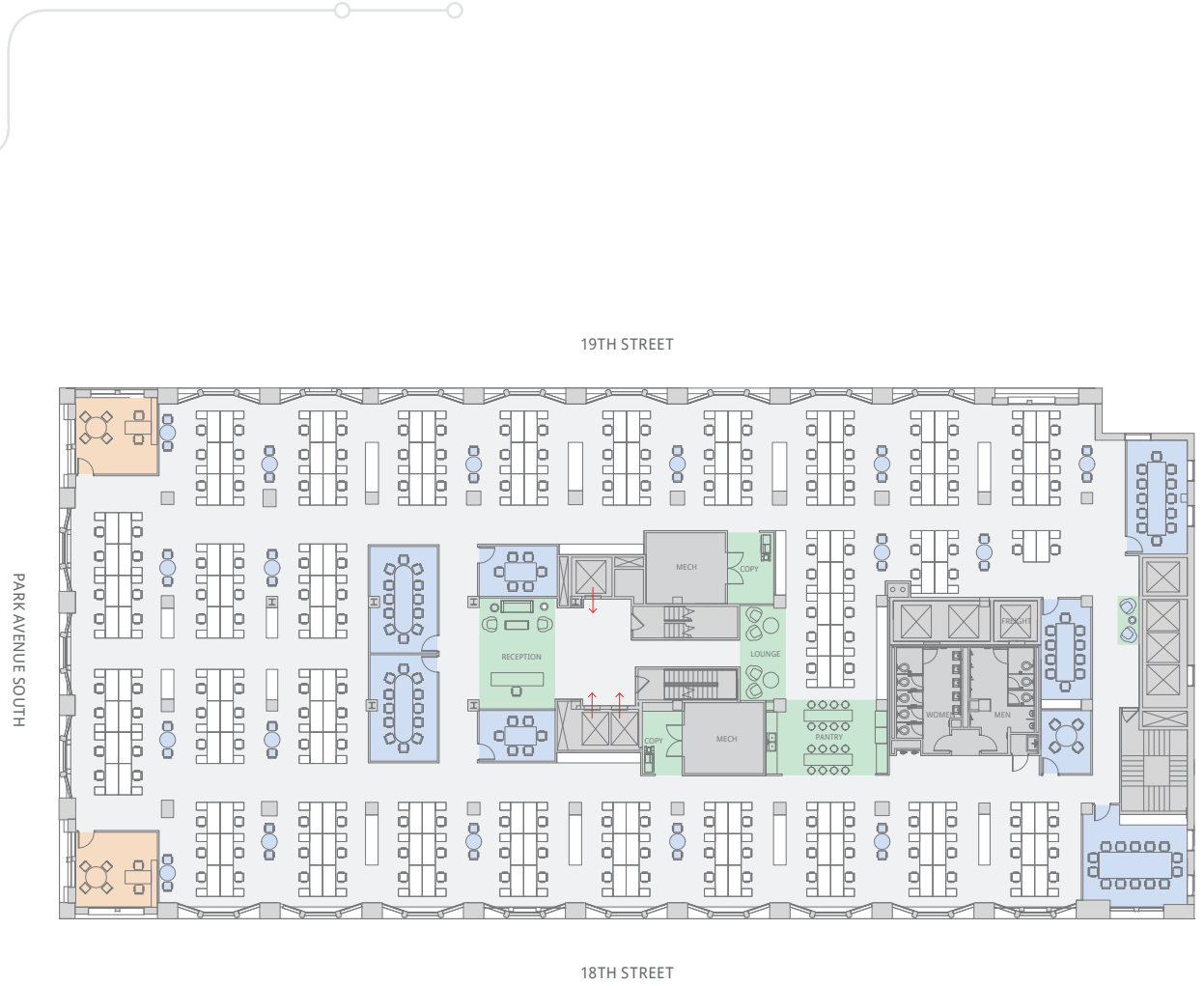
TYPICAL PENTHOUSE HIGH DENSITY TEST-FIT

Floors 17

27,766 RSF



Seats	
Office	2
Workstation	164
Total	166
Common	
Seats	76
Breakout	36
Total	112
RSF/Person	167 SF



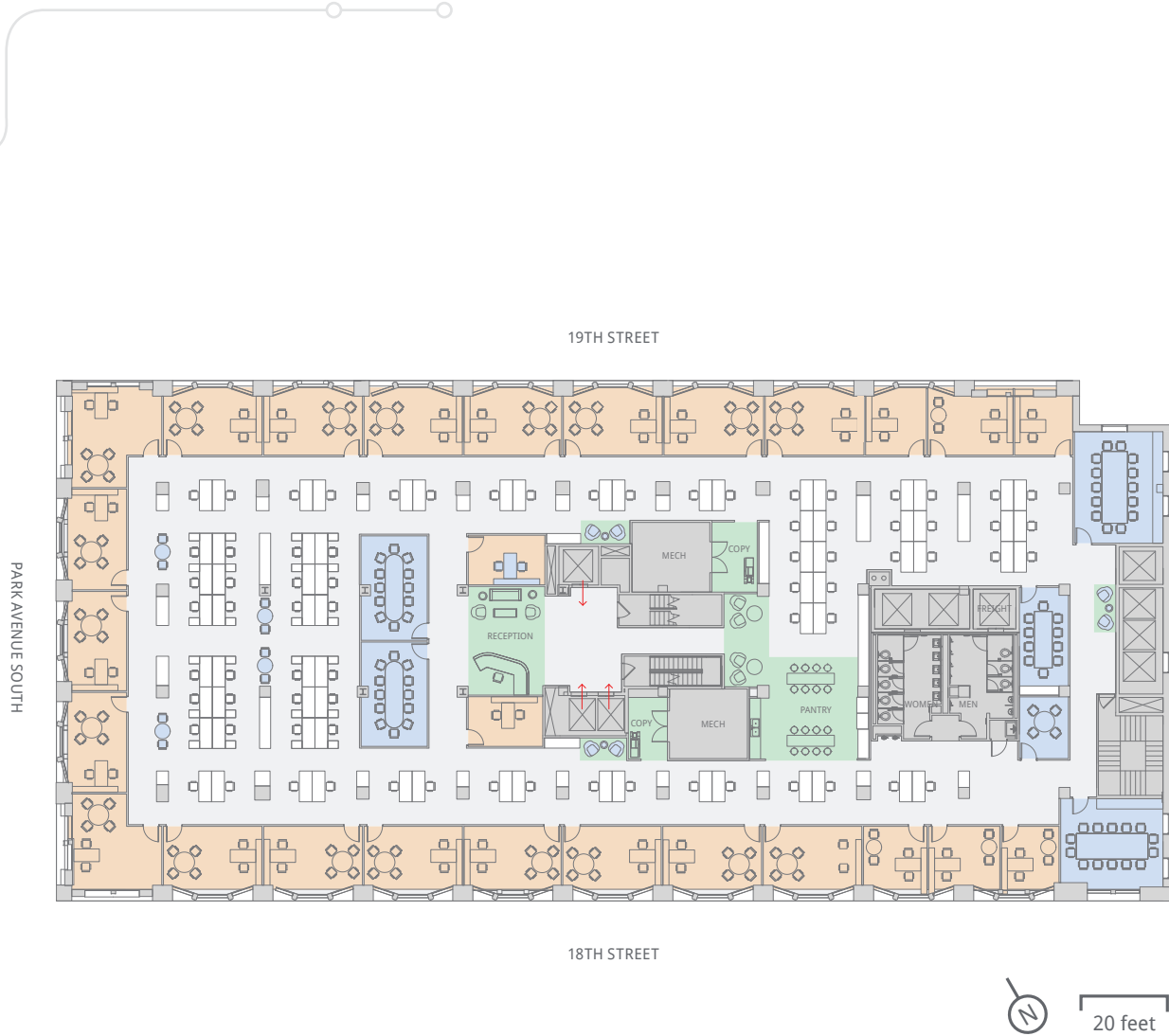
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TYPICAL PENTHOUSE OFFICE INTENSIVE TEST-FIT

Floors 17

27,766 RSF

Seats	
Office	27
Workstation	78
Total	105
Common	
Seats	66
Breakout	14
Total	80
RSF/Person	264 SF



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TYPICAL CORE & SHELL PLAN

Floors 7-10

40,700 RSF*

*Approximate RSF



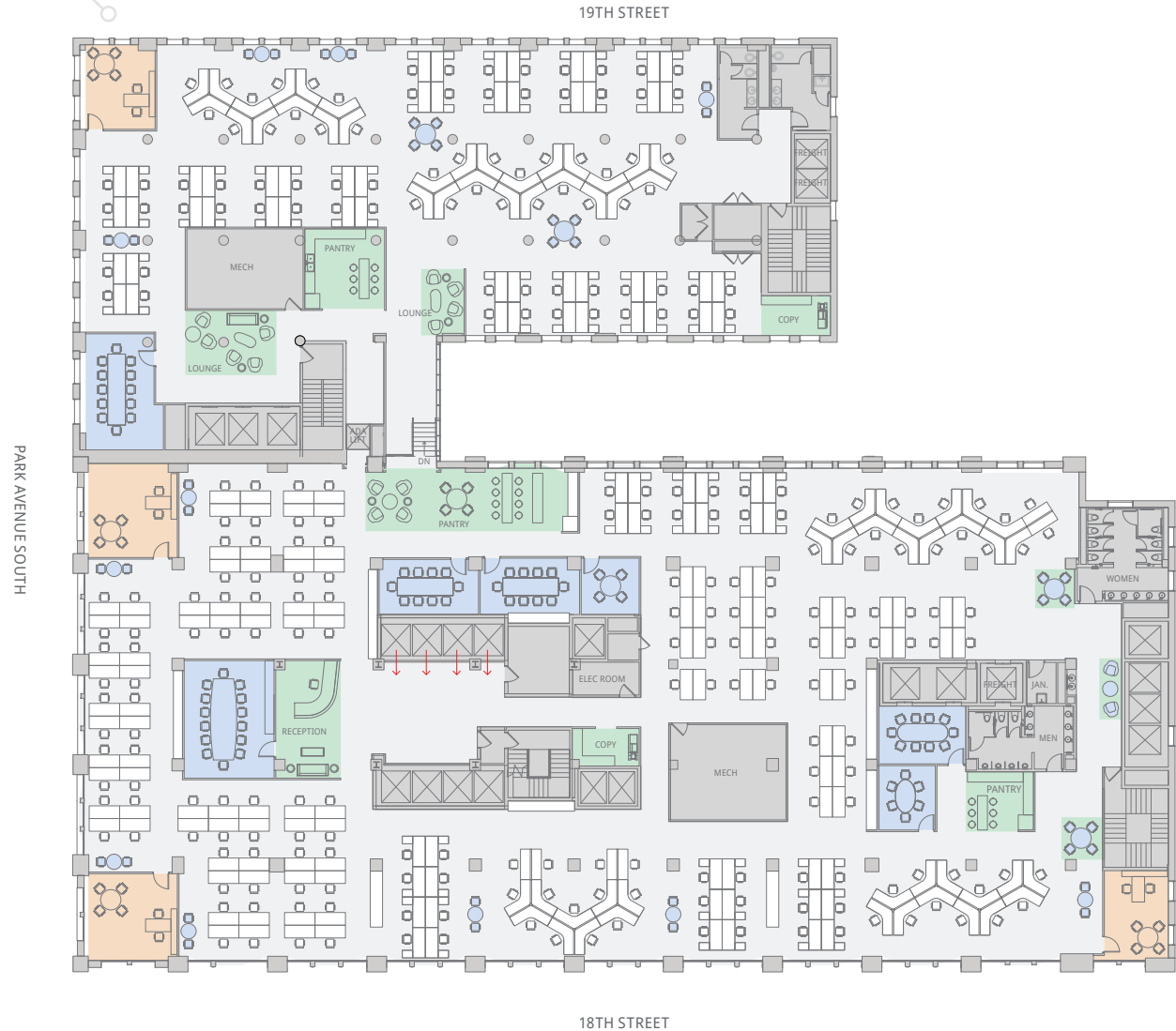
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TYPICAL OPEN OFFICE TEST-FIT

Floors 7-10

40,700 RSF*

*Approximate RSF



Seats	
Office	4
Workstation	264
Total	268
Common	
Seats	66
Breakout	40
Total	106
RSF/Person	152 SF



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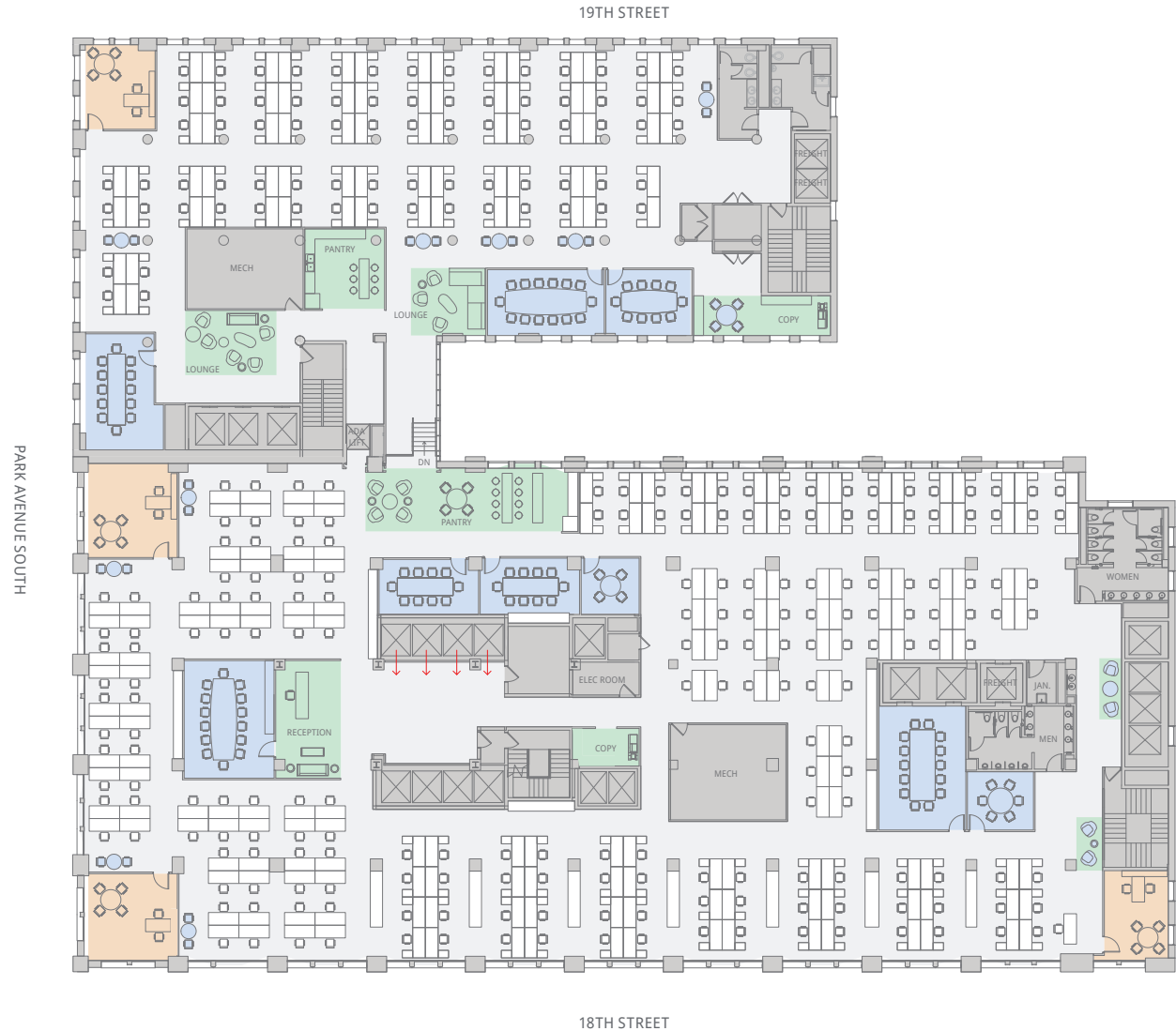
TYPICAL HIGH DENSITY TEST-FIT

Floors 7-10

40,700 RSF*

*Approximate RSF

Seats	
Office	4
Workstation	281
Total	285
Common	
Seats	94
Breakout	26
Total	120
RSF/Person	143 SF



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TYPICAL OFFICE INTENSIVE TEST-FIT

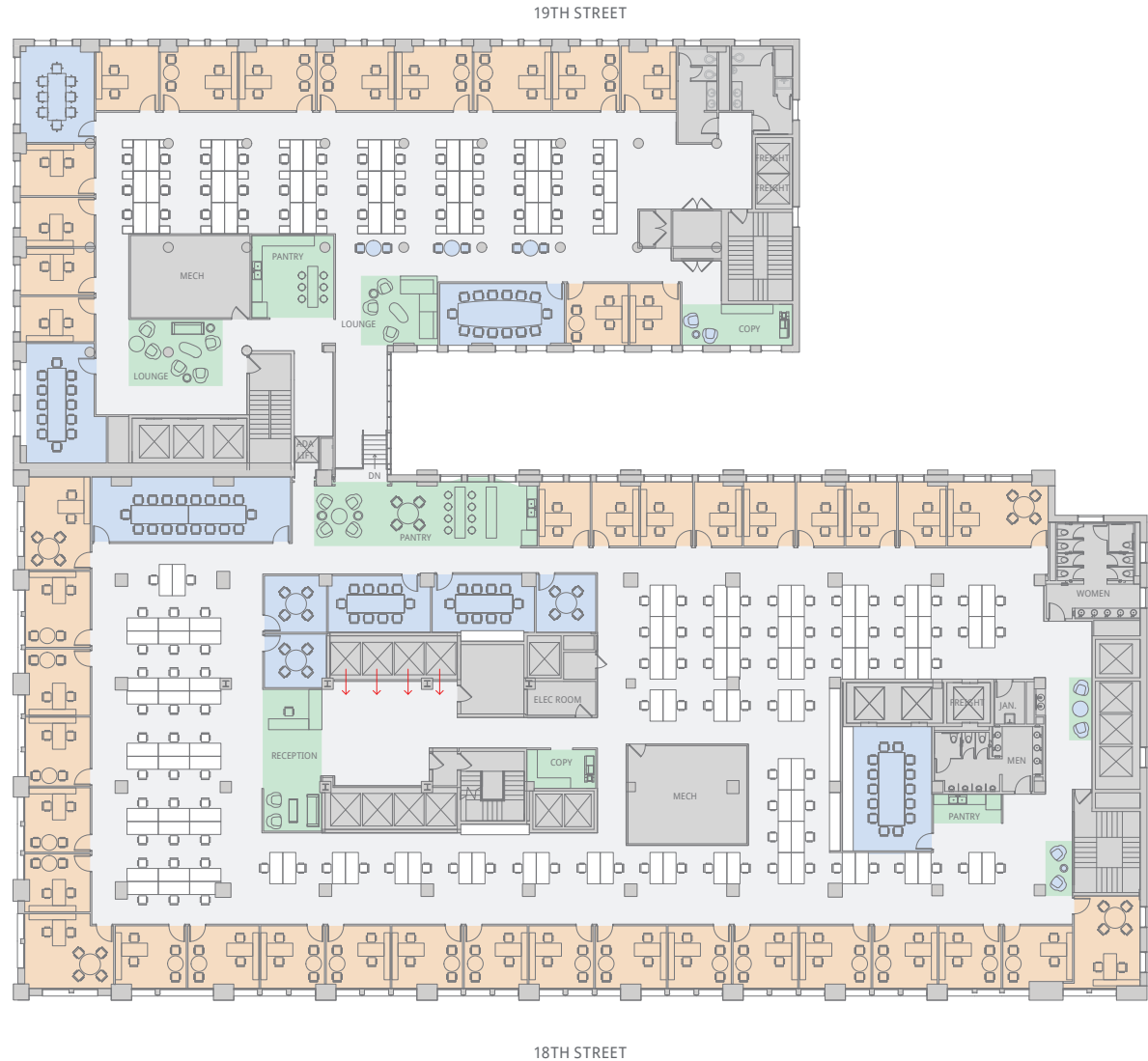
Floors 7-10

40,700 RSF*

*Approximate RSF

Seats		
Office		45
Workstation		147
Total		192
Common		
Seats		98
Breakout		12
Total		110
RSF/Person		212 SF

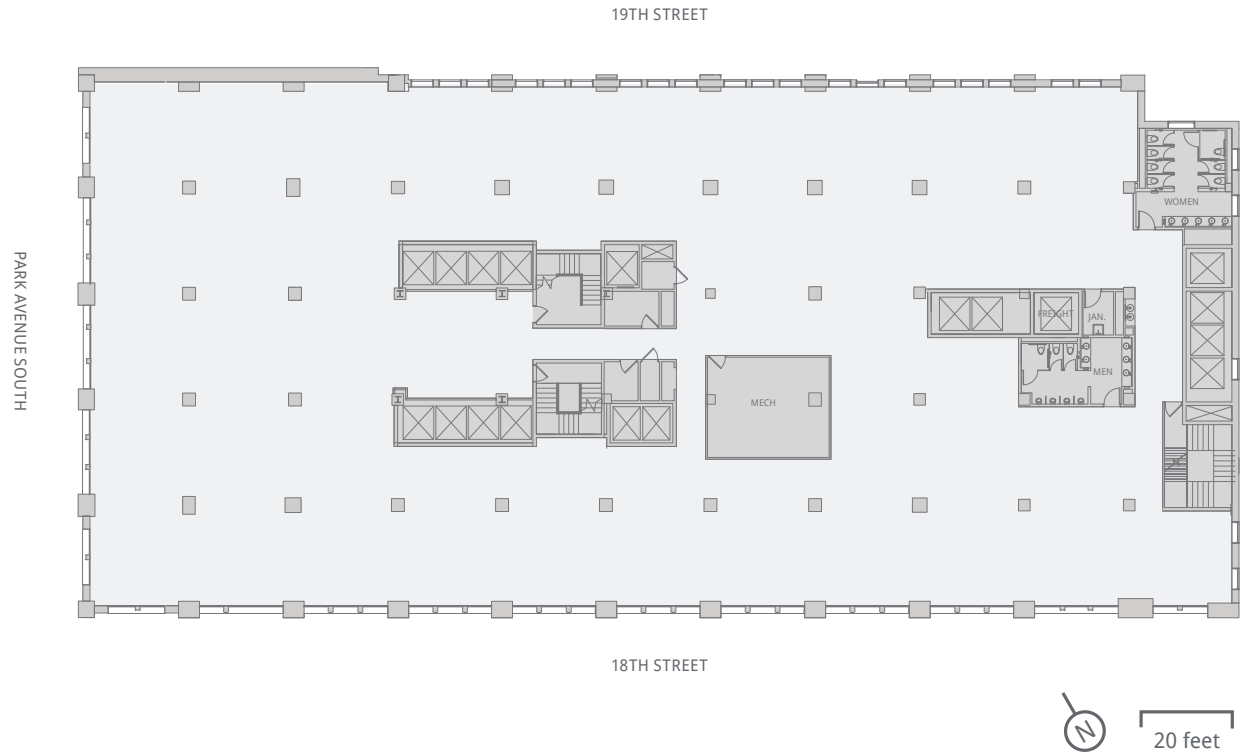
PARK AVENUE SOUTH



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TYPICAL CORE & SHELL PLAN

○ Floor 6
26,996 RSF



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TYPICAL OPEN OFFICE TEST-FIT

○ Floor 6

26,996 RSF



Seats	
Office	1
Workstation	184
Total	185
Common	
Seats	52
Breakout	30
Total	82
RSF/Person	150 SF



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TYPICAL HIGH DENSITY TEST-FIT

○ Floor 6

26,996 RSF



Seats	
Office	6
Workstation	168
Total	174
Common	
Seats	38
Breakout	34
Total	72
RSF/Person	150 SF



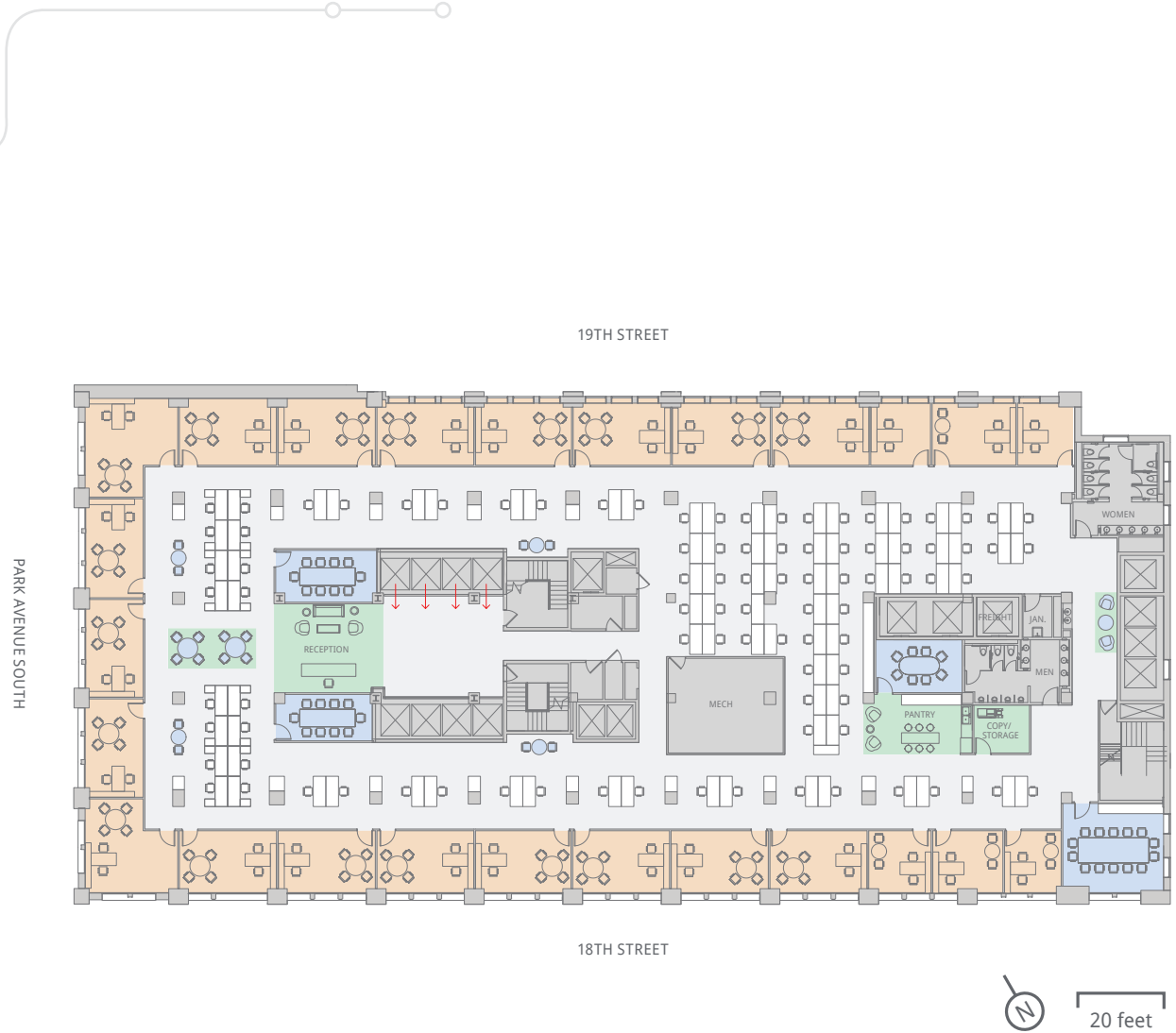
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TYPICAL OFFICE INTENSIVE TEST-FIT

○ Floor 6

26,996 RSF

Seats	
Office	25
Workstation	97
Total	122
Common	
Seats	42
Breakout	18
Total	60
RSF/Person	228 SF



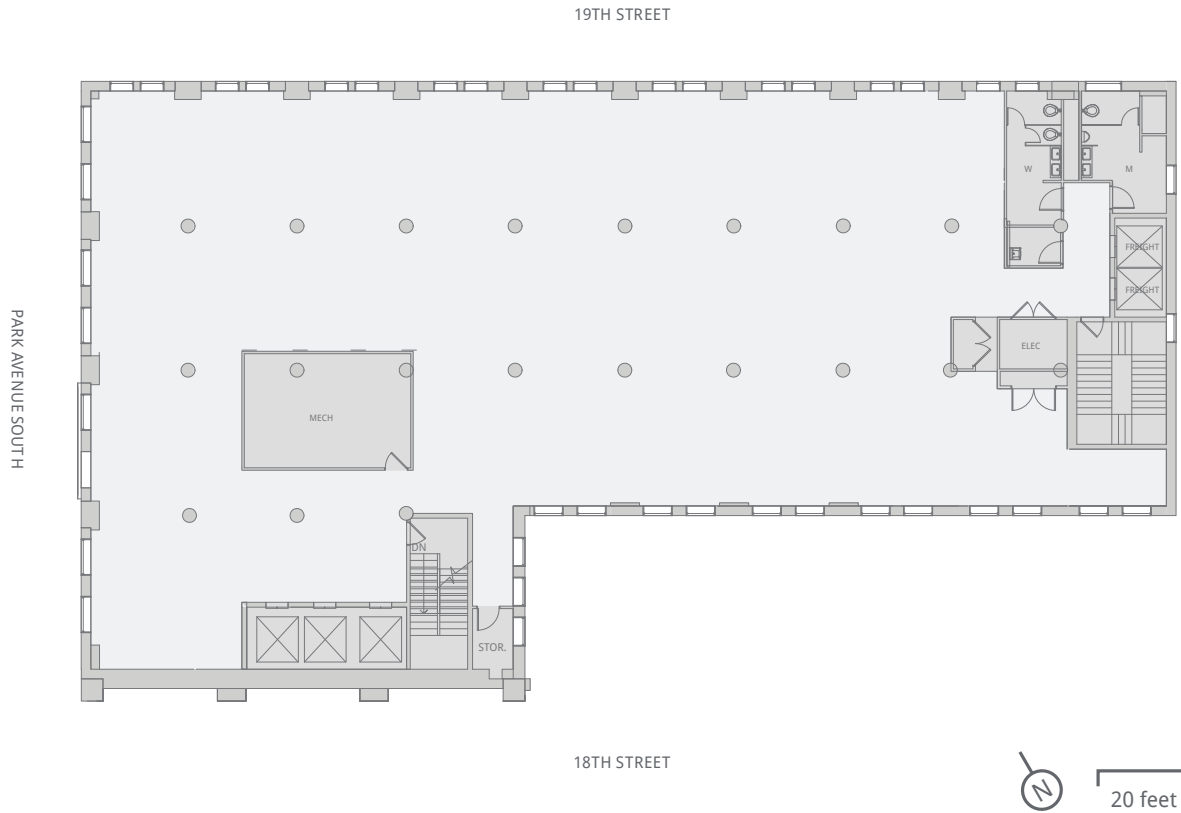
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TYPICAL NORTH BUILDING CORE & SHELL PLAN

Floors 2 & 4

13,000 RSF*

*Approximate RSF



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TYPICAL NORTH BUILDING OPEN OFFICE TEST-FIT

Floors 2 & 4

13,000 RSF*

*Approximate RSF

Seats	
Office	1
Workstation	66
Total	67
Common	
Seats	40
Breakout	16
Total	56
RSF/Person	192 SF



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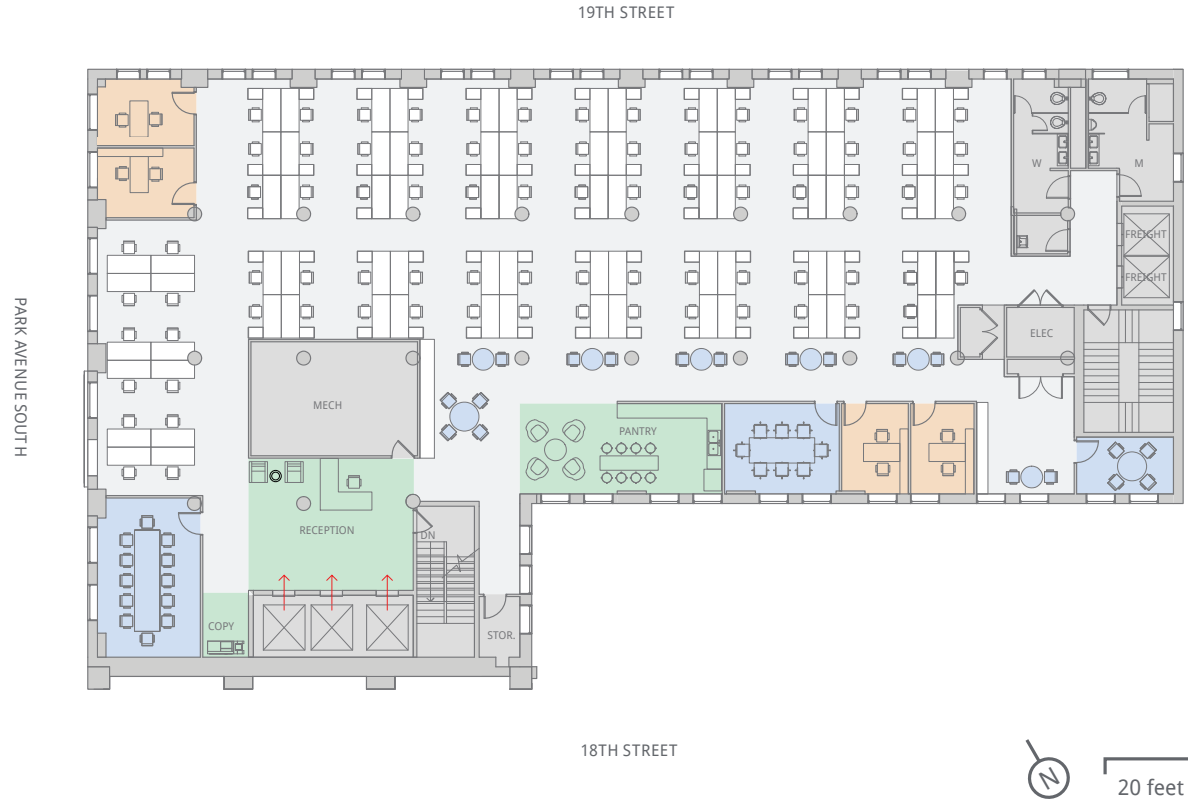
TYPICAL NORTH BUILDING HIGH-DENSITY TEST-FIT

Floors 2 & 4

13,000 RSF*

*Approximate RSF

Seats	
Office	5
Workstation	81
Total	86
Common	
Conference	24
Breakout	16
Total	40
RSF/Person	149 SF



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TYPICAL NORTH BUILDING OFFICE INTENSIVE TEST-FIT

Floors 2 & 4

13,000 RSF*

*Approximate RSF

Seats	
Office	13
Workstation	41
Total	54
Common	
Seats	36
Breakout	16
Total	52
RSF/Person	238 SF



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○ The Team



ORDA Management Corporation

225 Park Avenue South was acquired by the 225 Fourth Company in 1954. The company was organized by Orda Management Corporation which has managed the property ever since. Under the leadership of Morton Silver together with his son Thomas Silver and a skilled management team, Orda has diligently guided operations and development ever since. With a steadfast commitment to its tenants, Orda's dedicated staff has focused on providing efficient office environments that blend historic distinction with modern Class A office space. Orda and its principals own, develop, and manage real estate primarily in the New York metropolitan area and make their offices at 225 Park Avenue South.



Studios Architecture

At STUDIOS, we work with our clients to create built environments that express the essence of their organizations. For each project, we seek to choreograph the human experience in a way that is simultaneously pragmatic and inspiring. With offices in Los Angeles, New York, San Francisco, Washington, D.C., Paris, and Mumbai, STUDIOS provides comprehensive architectural services to a global roster of clients. Our culture of innovation is driven by a collaborative team of architects and interior designers, crafting inspired solutions that advance our client's mission.



Newmark Grubb Knight Frank

Newmark Grubb Knight Frank (NGKF) is one of the world's leading commercial real estate advisory firms. We provide a fully integrated platform of services to prominent multinational corporations and institutional investors across the globe, as well as to occupiers, owners and developers of real estate on a local, regional and national level. Together with London-based partner Knight Frank and independently-owned offices, NGKF's 12,000 professionals operate from more than 320 offices in established and emerging property markets on five continents.



HM White Landscape

HMWhite was founded on the principle that the designed landscape is among the most powerful forms of cultural expression. The firm prides itself on creating high performance, multi-functioning landscapes rooted in the dynamic needs of the site and its users. Our landscape designs respond to a site's history and environmental fundamentals while fulfilling programmatic and architectural goals with innovation and beauty. Building holistic ecological systems that establish an authority of harmonious longevity and vitality is a cornerstone of our design approach.

○ The Team



Turner & Townsend Ferzan Robbins, LLC

New York-based Turner & Townsend Ferzan Robbins provides independent and comprehensive Program Management, Project Management, Cost Estimating/Management, and Asset Management services to a diverse clientele, including top Fortune 500 Companies and Non-Profit organizations. We help businesses succeed by managing risk while maximizing value and performance during the planning, design, construction and operation of their real estate assets. We are part of Turner & Townsend's global network of more than 3,600 specialists in 33 countries (80 offices); supporting clients for almost 70 years on the strategic development, implementation and management of project endeavors.



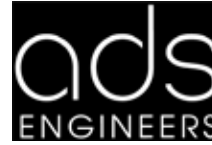
Van Deusen & Associate

VDA offers comprehensive design and engineering services for elevators, escalators, moving sidewalks, dumbwaiters, and lift systems in new and existing structures. The firm also provides design and specification services for cost-effective material and mail handling systems in commercial and healthcare facilities.



Fried Frank

Described by Chambers USA as "the gold standard in New York," Fried Frank's real estate practice consistently advises on New York City's most transformative deals. Fried Frank representative for 225 Park Avenue South is Jonathan L. Mechanic.



Ambrosino, DePinto & Schmieder

Ambrosino & DePinto Consulting Engineers, was founded in 1970, by Michael Ambrosino, PE and Dominick DePinto, PE, specializing in Mechanical and Plumbing Engineering. In 1982, Kenneth L. Schmieder, PE joined the firm and expanded the range of expertise to a full MEP Engineering Firm, and the company's name was changed to Ambrosino, DePinto & Schmieder, Consulting Engineers, PC. On the firm's 25th Anniversary, the company name was changed to ads ENGINEERS. Today ads ENGINEERS offers full consulting Engineering Services (HVAC, Electrical, Sanitary, Fire Protection and Energy Consulting).



NEOSCAPE

Neoscape

Neoscape is a creative studio that pushes limits every day, crafting branded content and communications for clients in architecture, real estate, and beyond. Headquartered in Boston with a thriving New York studio, Neoscape is comprised of an innovative group of artists, filmmakers, designers, and programmers who love to tell compelling, visual stories that convey complex and visionary ideas. The agency's toolset is based on 3D, film and photography, design and branding, and interactive applications. Our goal is to create meaningful and memorable experiences that bring ideas to life. We are unrelenting in our commitment to deliver the highest quality work that truly meets our clients' unique needs and provides tangible value to their businesses.

225 Park Ave South

○ Close to everything, yet nothing comes close.

www.225parkvenuesouth.com



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