

# 90 PARK

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VORNADO  
REALTY TRUST

# 90 Park Avenue Redeveloped

90 Park Avenue is a one million square foot Class A building owned by Vornado Realty Trust.

Vornado has commenced an approximate \$60 million building-wide renovation to transform 90 Park into a state-of-the-art, Class A building, in line with other recently redeveloped Vornado buildings including: 330 Madison Avenue, 1290 Avenue of the Americas and 888 Seventh Avenue.



## Renovation & Modernization of a Classic Midtown Park Avenue Building

90 Park's redevelopment will be characterized by a classic and modern lobby renovation designed by MOED de ARMAS & SHANNON, featuring brand new elevator interiors, destination dispatch and a completely updated mechanical engineering and plumbing system throughout the building. The comprehensive redevelopment also includes:

- New electric chiller and upgraded steam chillers
- New low-profile induction units and unit covers on every floor
- New turnstiles
- Extended base building HVAC hours  
8am-8pm M-F  
8am-1pm Saturday
- Tenant proprietary generator
- New first-class restrooms on every floor



New Lobby Storefront and Entrance (Artist Rendering)



New Lobby Storefront and Entrance (Artist Rendering)





Renovated Lobby Interior (Artist Rendering)



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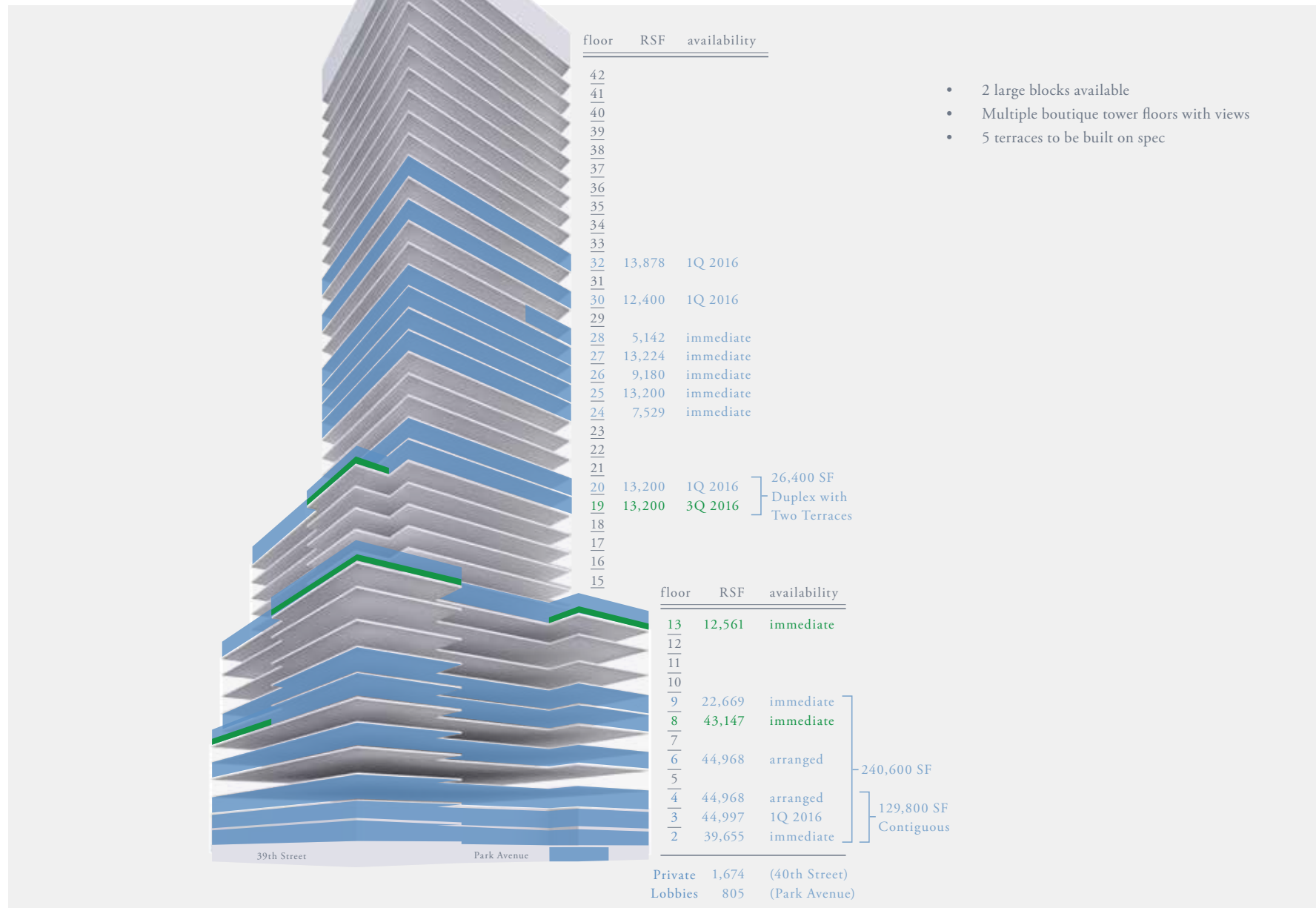
New Lobby Storefront and Entrance (Artist Rendering)



New Elevator Cabs (Artist Rendering)



# Stacking Plan

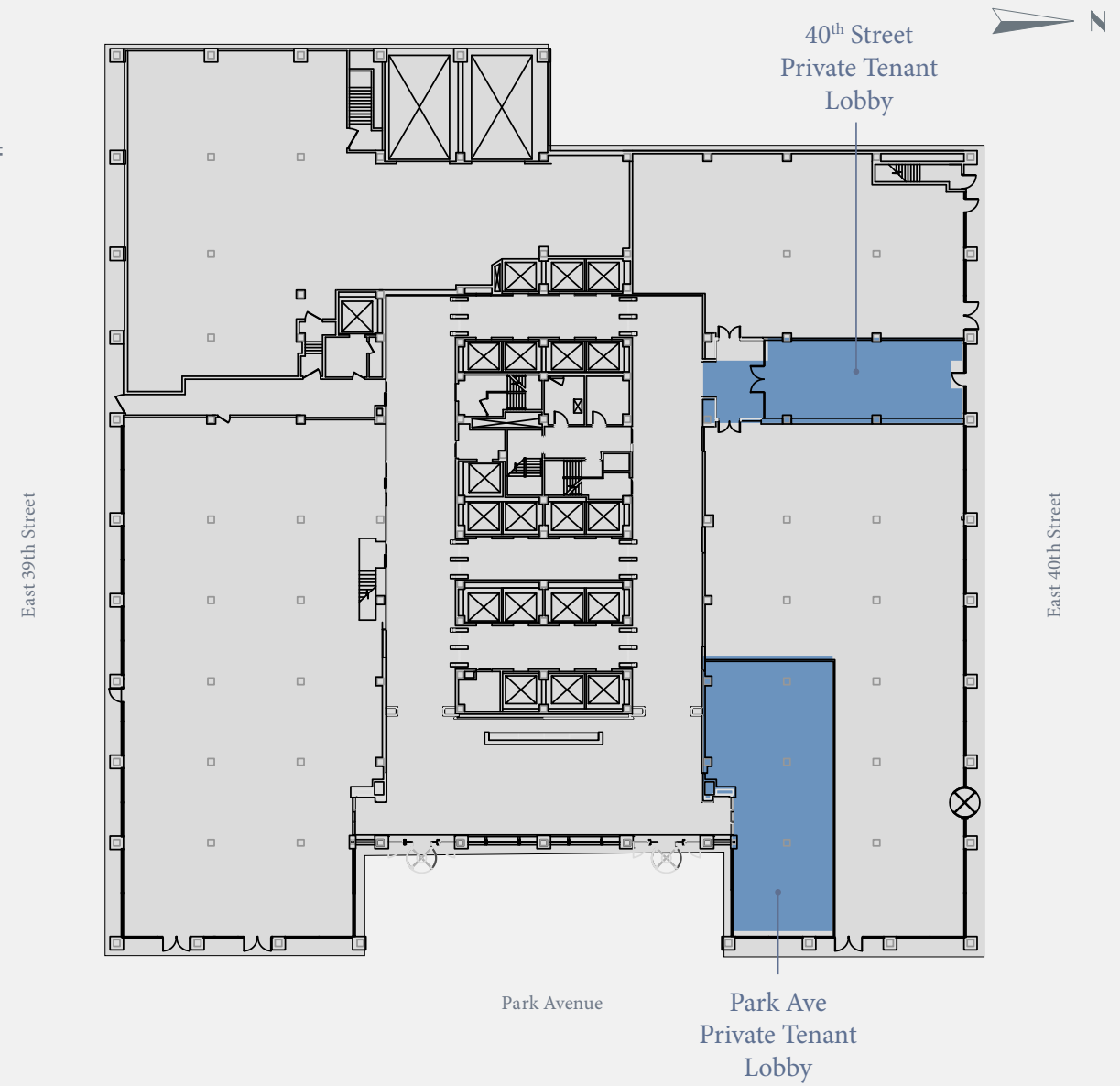


- 2 large blocks available
- Multiple boutique tower floors with views
- 5 terraces to be built on spec

# Multiple Opportunities for Private Ground Floor Lobbies

2 distinct private ground floor lobbies that can connect directly to the entire 2nd and 3rd floors

1,674 RSF on Park Avenue  
805 RSF on 40th Street



# Private Tenant Lobby on Park Avenue



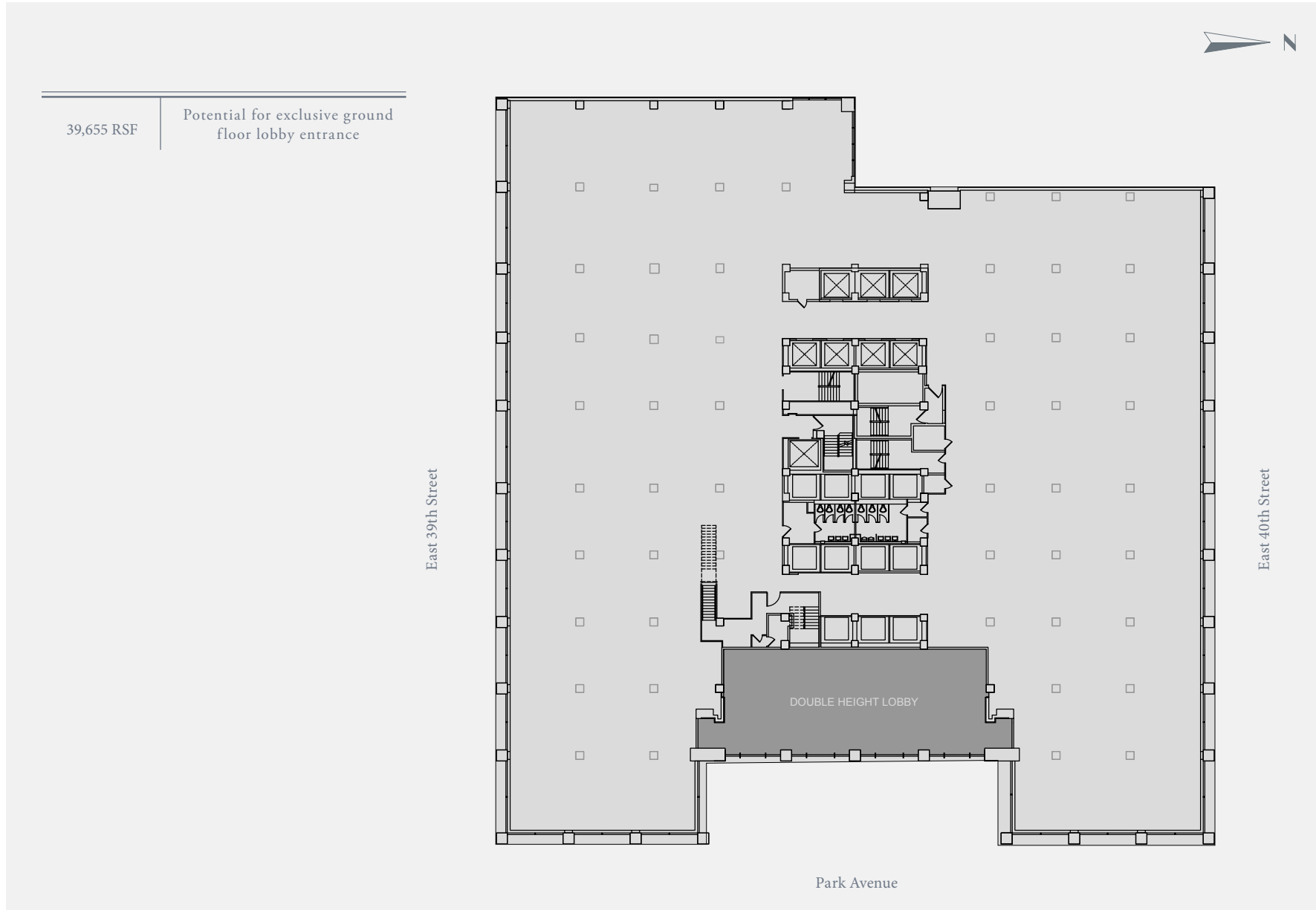
Artist Rendering



(Artist Rendering)



# 2<sup>nd</sup> Floor Plan



# 3<sup>rd</sup> Floor Plan



# 8<sup>th</sup> Floor Plan



# 8<sup>th</sup> Floor with Terrace

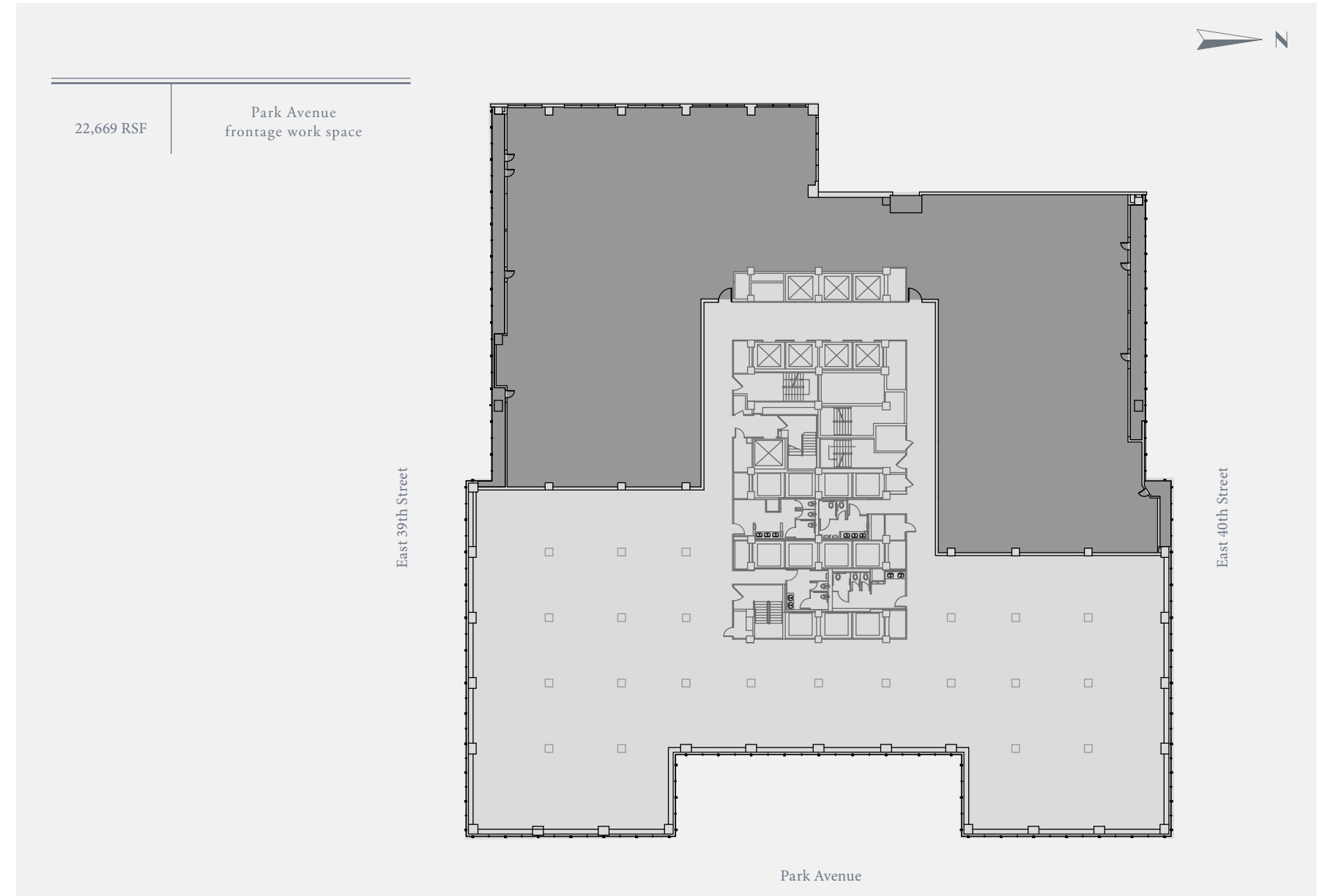


# Base Floor • Amenity Space



Artist Rendering

# Partial 9<sup>th</sup> Floor Plan



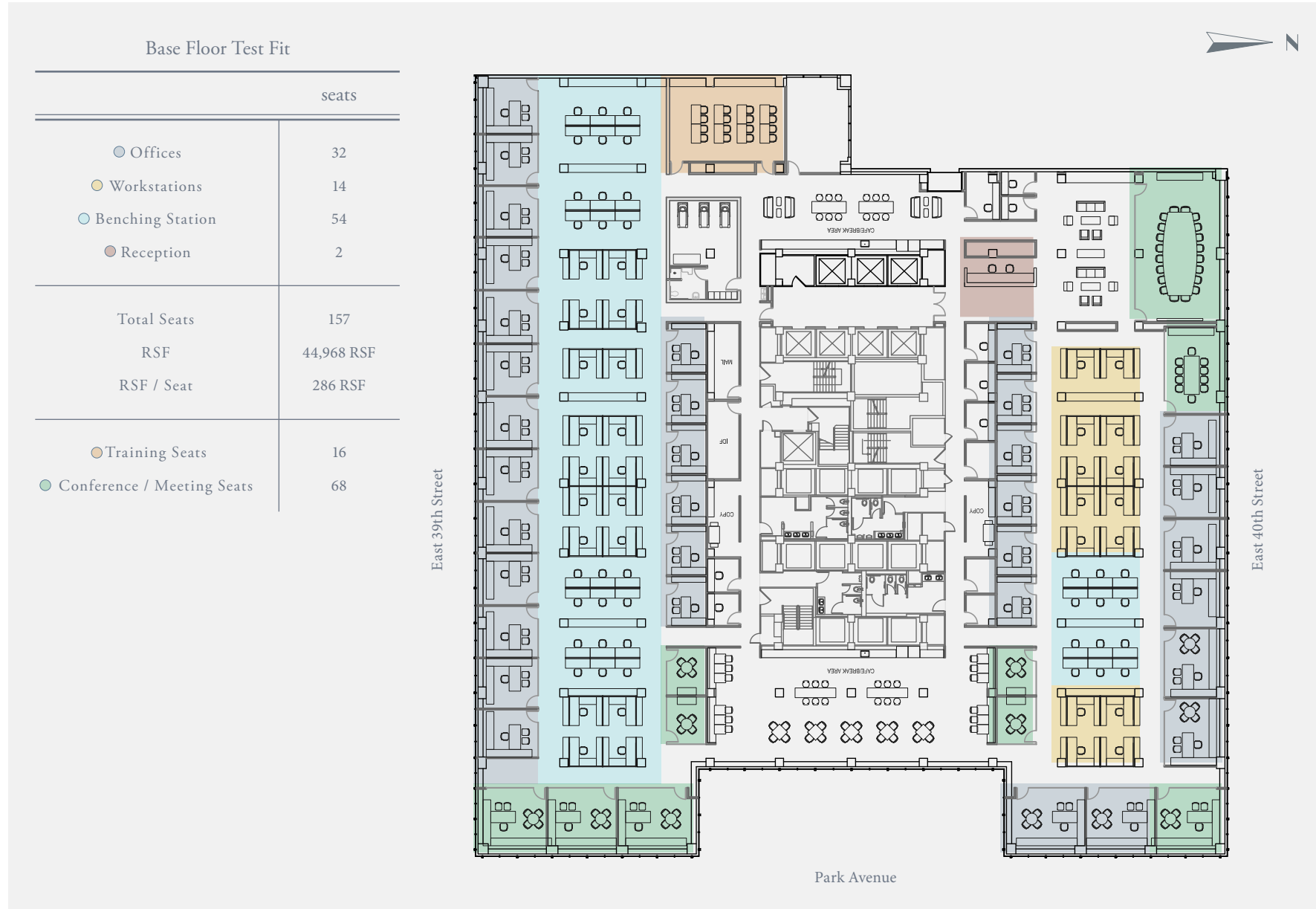
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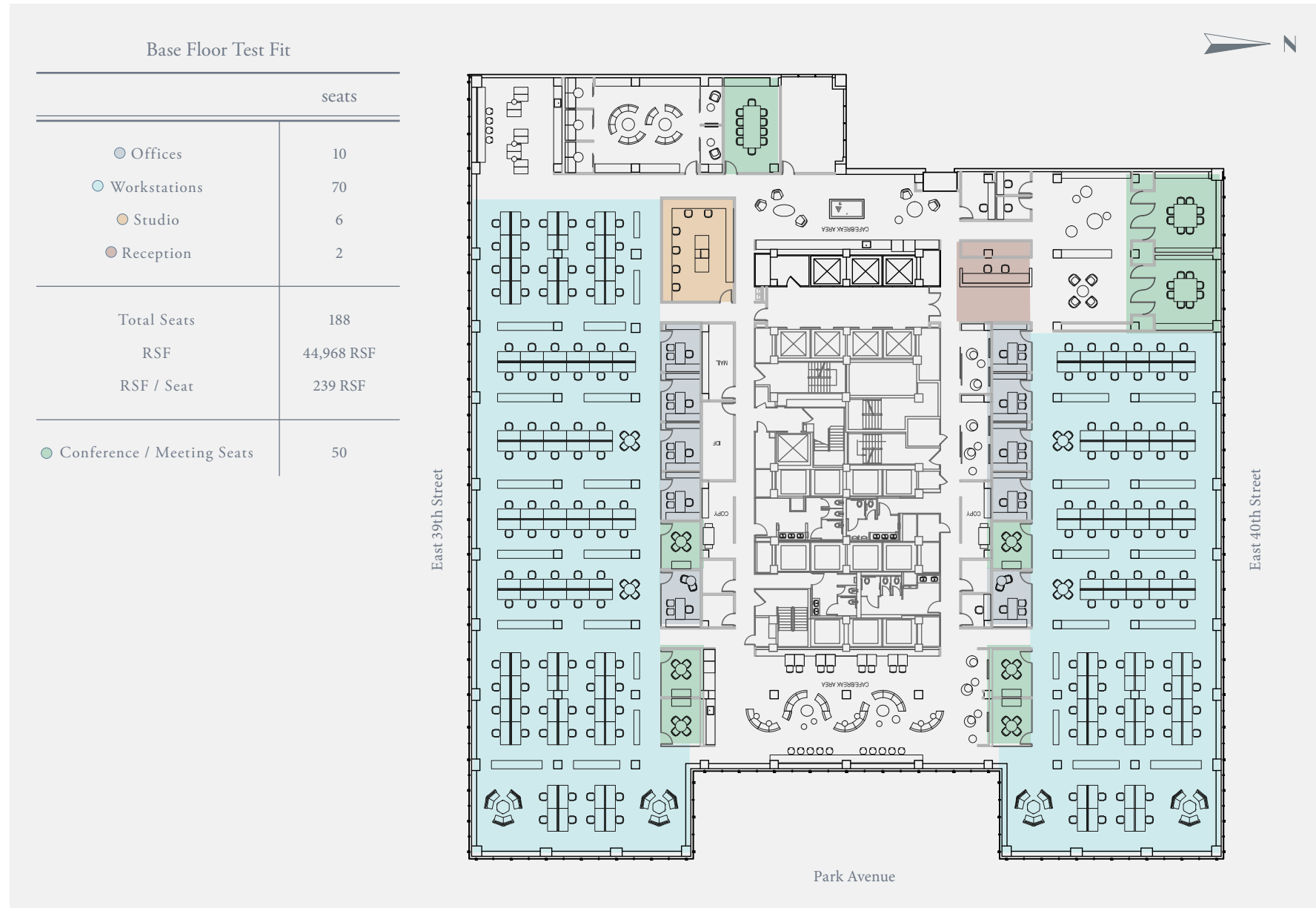
# Open Testfit Plan with Perimeter Offices

# Base Floor • Open Layout

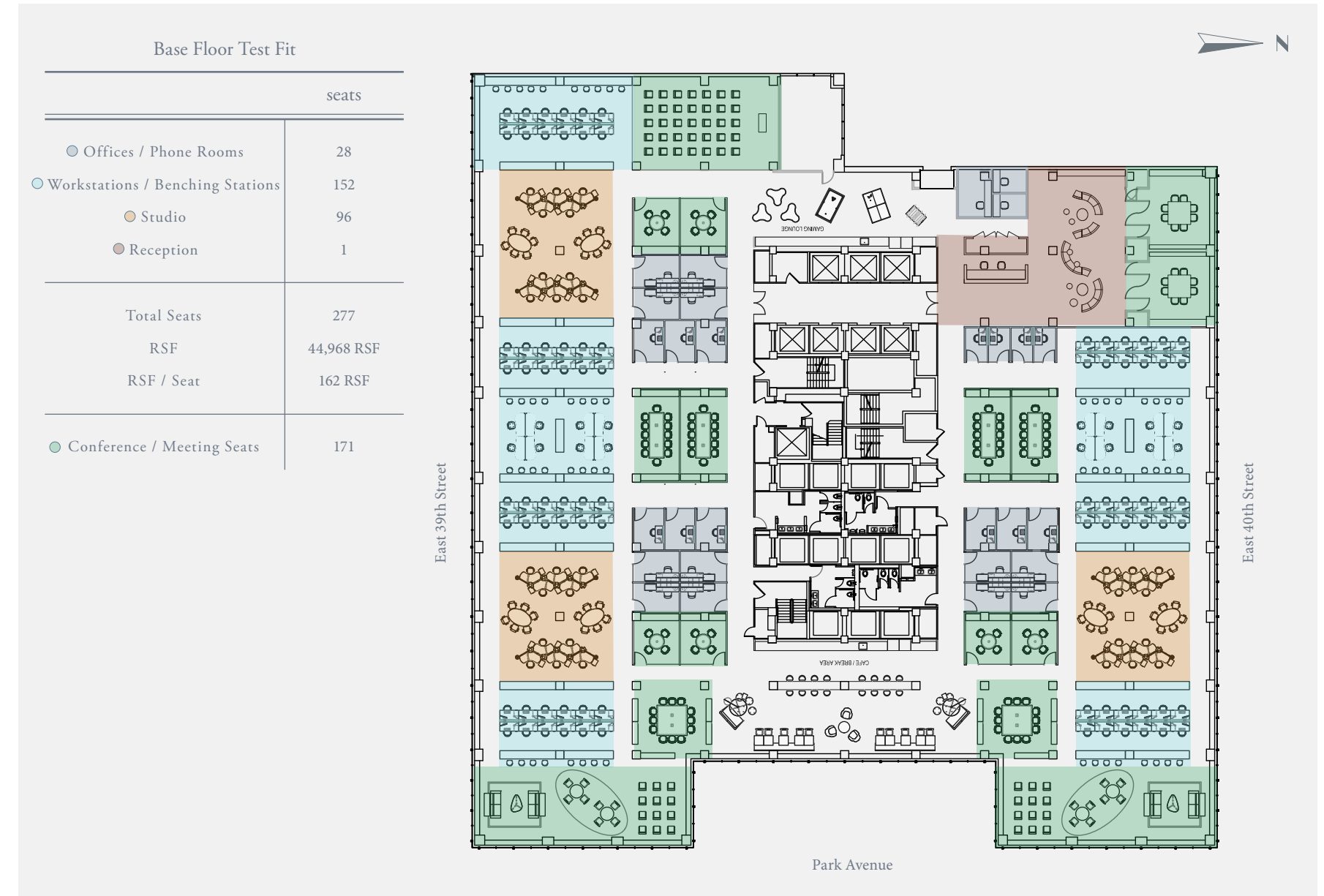


Artist Rendering

# Open Testfit Plan with Interior Offices



# Creative Open Testfit Plan



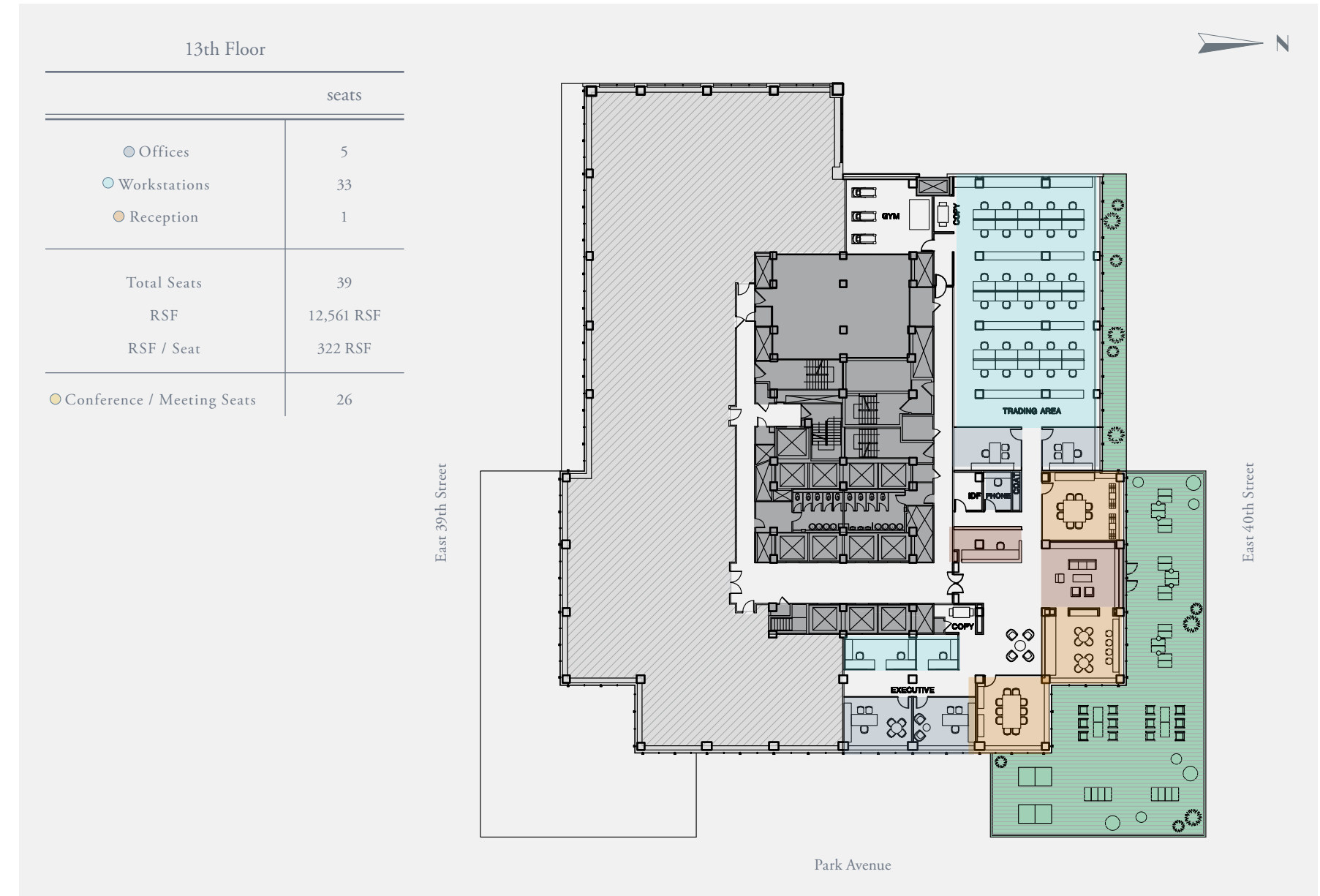
# 12,500 RSF Midrise Suite with Private Terrace Overlooking Park Avenue

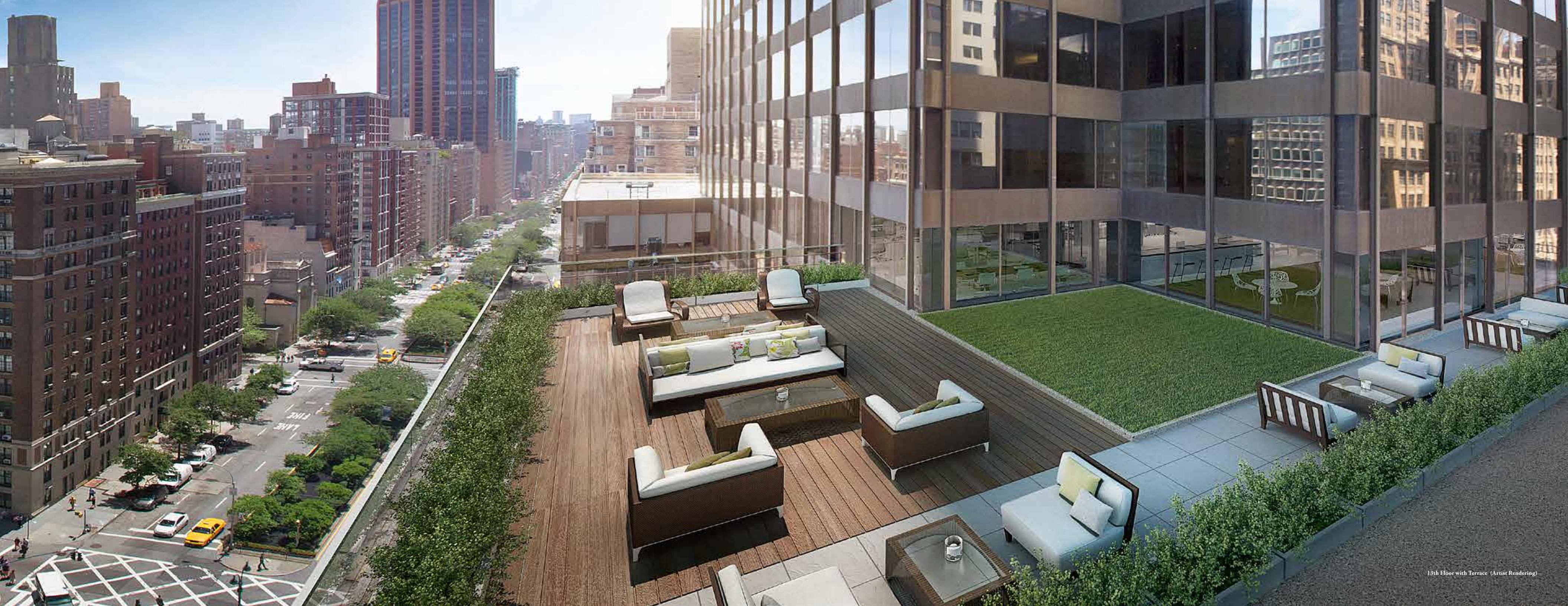


Artist Rendering



## Midrise Floor with Terrace





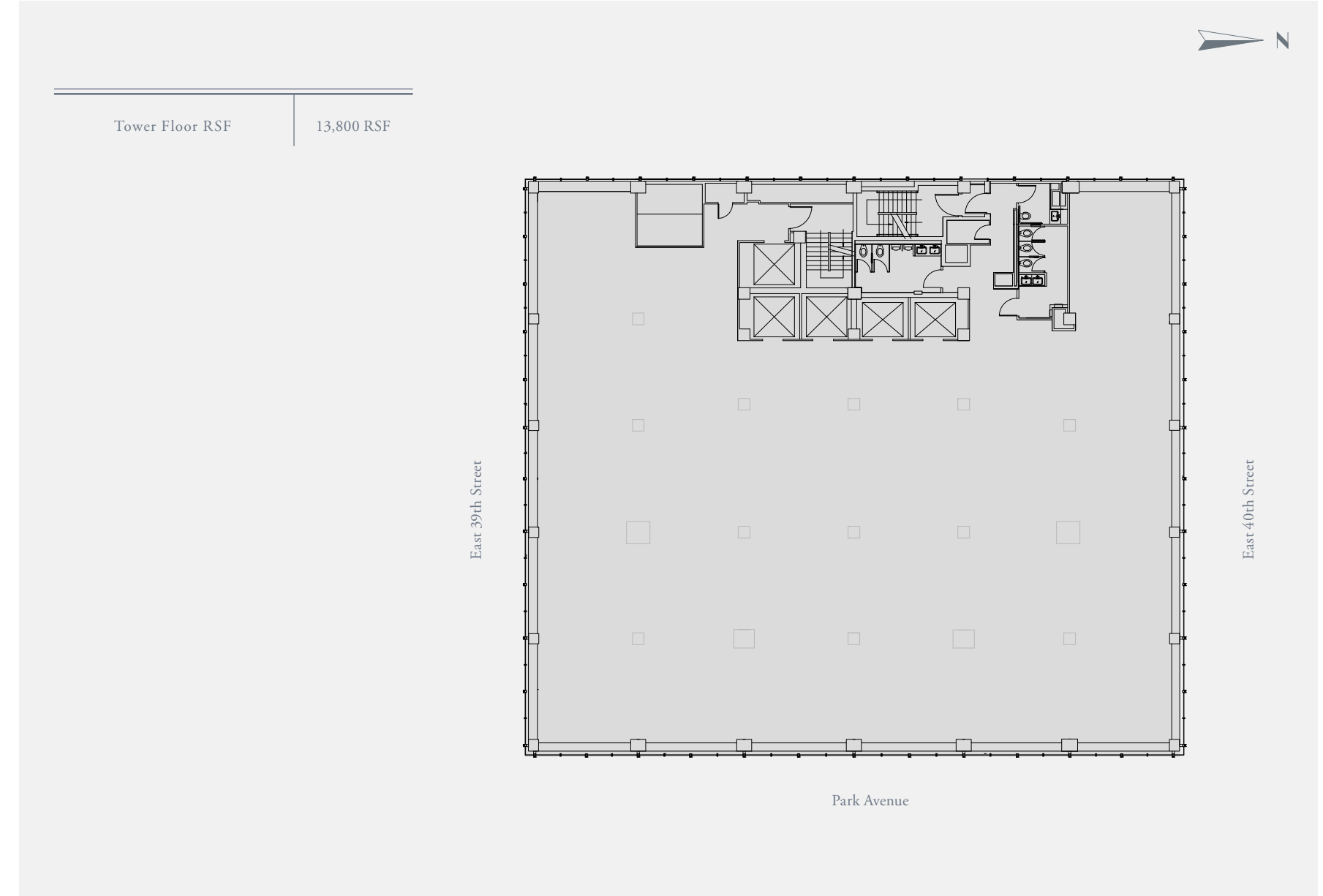
13th Floor with Terrace (Artist Rendering)

# Tower Floor with Unobstructed Views



Artist Rendering

# Tower Floor Core & Shell Plan



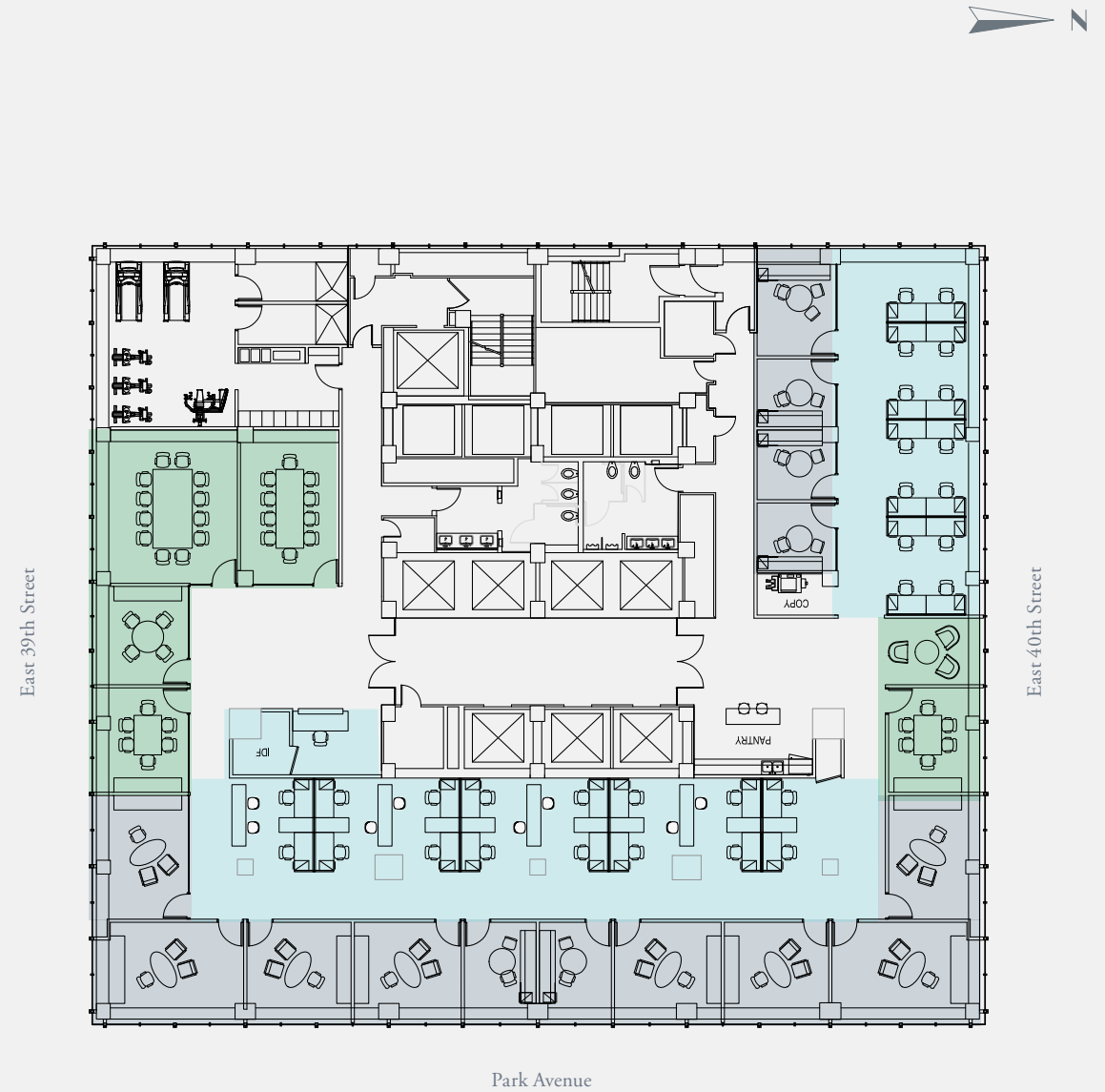




# Tower Floor Testfit Plan

## Open Plan with Perimeter Offices

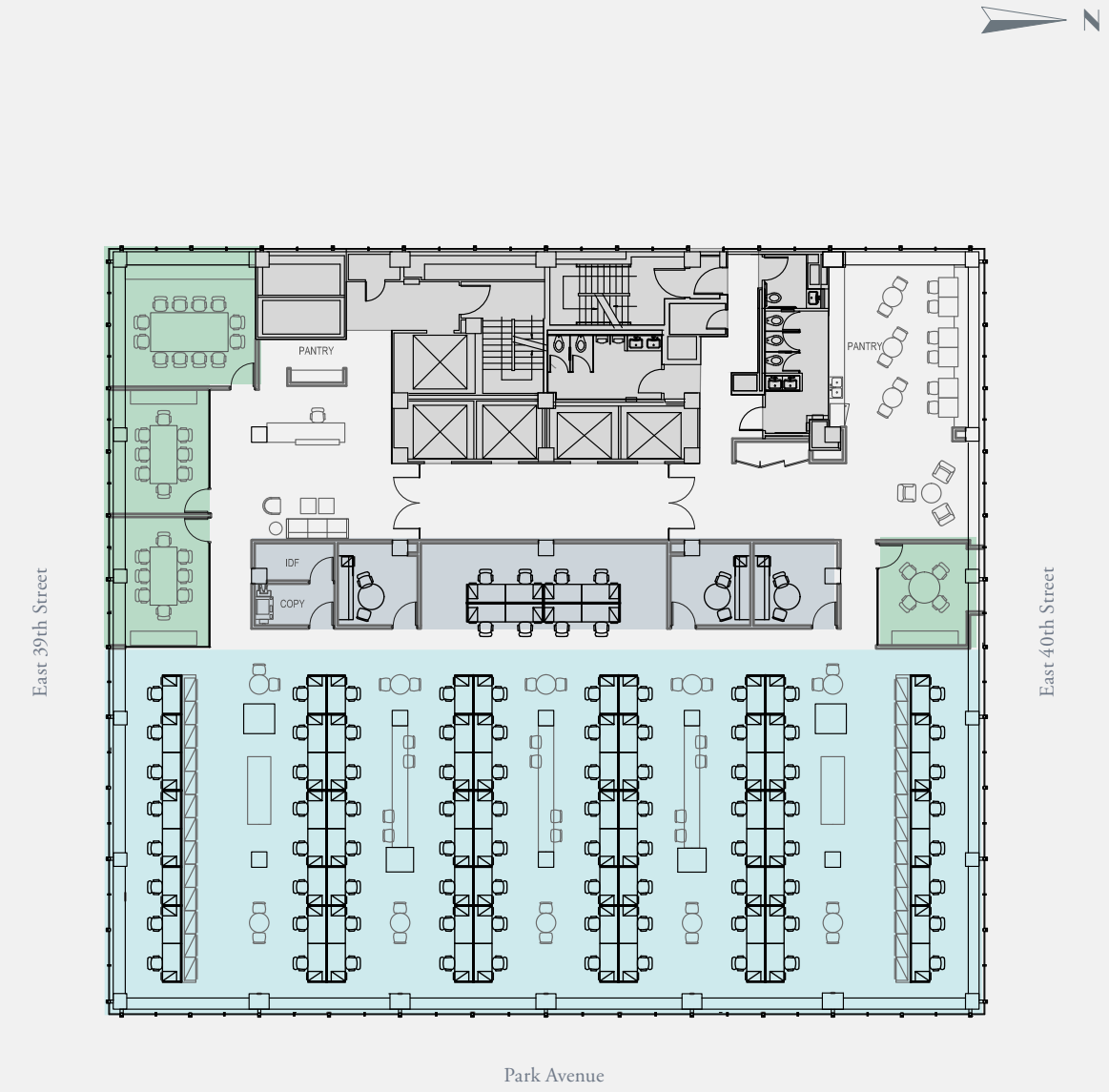
seats	
● Offices	14
● Workstations	30
<b>Total Seats</b>	<b>44</b>
<b>RSF</b>	<b>13,178 RSF</b>
● Conference / Meeting Seats	50



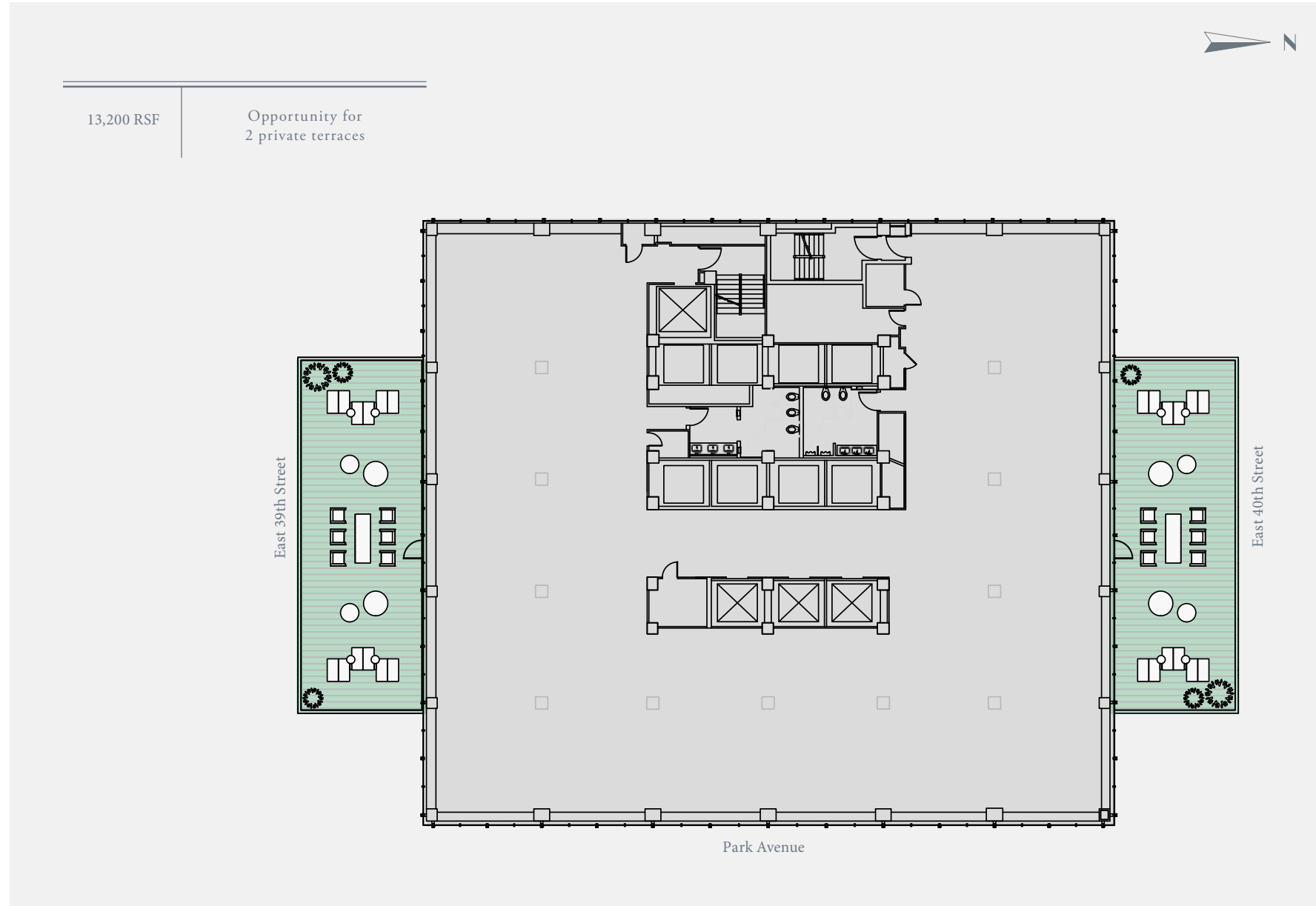
# Tower Floor Testfit Plan

## Open Plan with Interior Offices

seats	
● Offices	16
● Workstations	80
<b>Total Seats</b>	<b>90</b>
<b>RSF</b>	<b>13,878 RSF</b>
● Conference / Meeting Seats	28



# 19<sup>th</sup> Floor Plan with Terrace



# 19<sup>th</sup> Floor with Terrace



Tower Floor Views



Tower Floor Views



## 90 PARK'S LOCATION AND NEIGHBORHOOD

Located on Park Avenue between 39th and 40th Street, 90 Park is at the center of the Grand Central and Bryant Park submarkets and a close walk to Gramercy and Flatiron.

90 Park is 2 blocks away from Grand Central Station and within a short walking distance to Penn Station and the Port Authority.

### COFFEE

1	Aroma Espresso Bar
2	Starbucks
3	Silverleaf
4	2 Beans
5	Gregory's Coffee

### BREAKFAST

6	Naples 45
7	Pershing Square

### EVERYTHING FOR LUNCH

8	The Shop at Andaz
9	Park Avenue Tavern
10	Lexington Brass
11	Chop't Creative Salad
12	Butterfield 8
13	Pret A Manger
14	4 Food
15	Moonstruck Diner
16	Dig Inn
17	Local Thyme
18	Essen

### SANDWICH

19	Bloom's Delicatessan
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### BOWL OF PASTA

20	Cipriani Dolci
21	Nanni's Restaurant
22	Pietro's
23	Naples 45 Ristorante

### BURGERS

24	The Capital Grille
25	Benjamin's Steakhouse
26	Beer Bar
27	Pershing Square
28	Rare Bar & Grill

### OUTDOOR DINING

29	Southwest Porch
30	Bryant Park Grill
31	Rare View Rooftop Lexington

### STEAKS

32	Michael Jordan's Steakhouse
33	Sparks Steak House
34	Benjamin Steakhouse
35	Bobby Van's Grill & Steakhouse
36	STK Midtown

### SEAFOOD

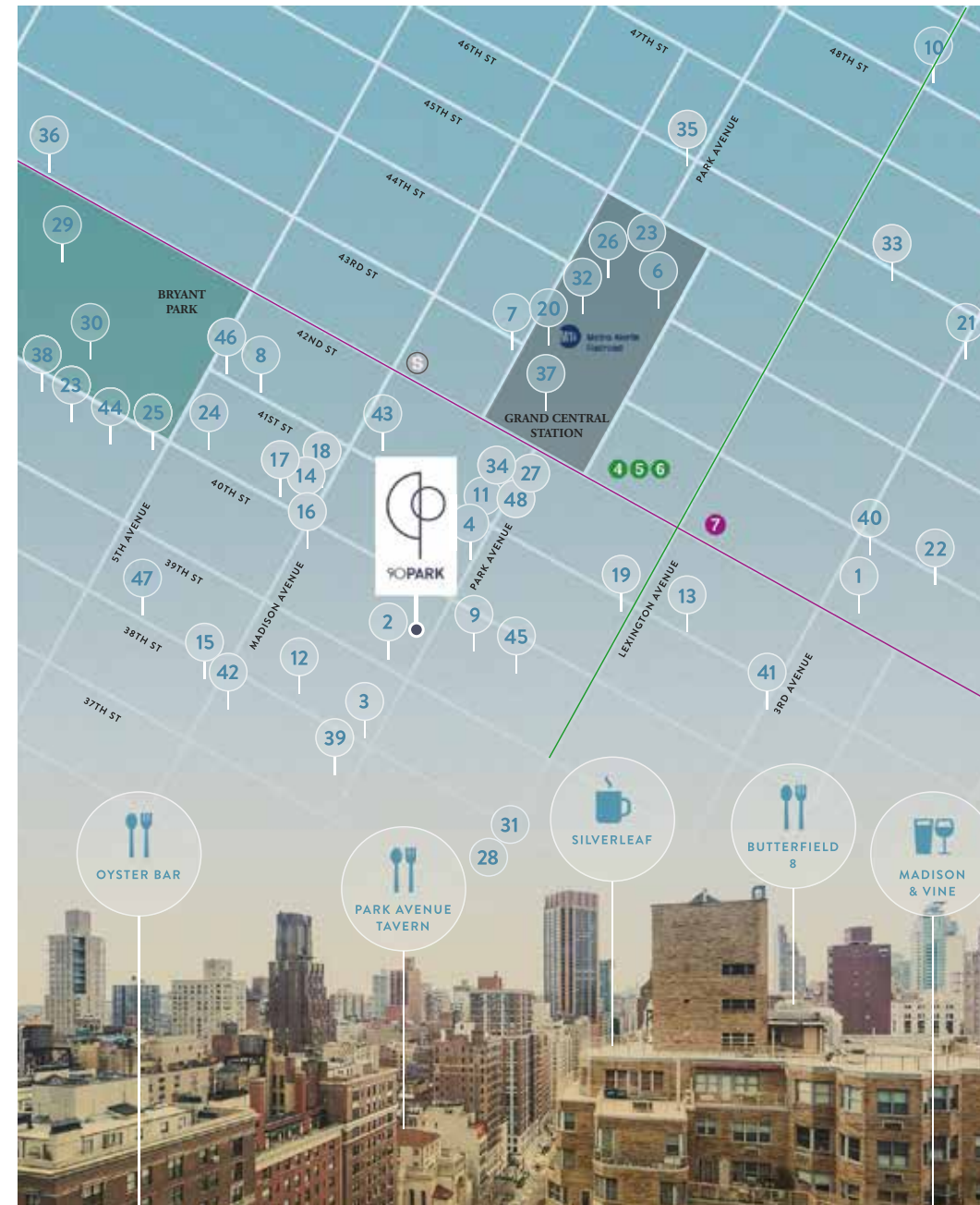
37	Oyster Bar at Grand Central
38	Koi
39	Hakubai at Kitano
40	Sushi Yasuda
41	Dock's Oyster Bar & Seafood Grill
42	Zuma

### COCKTAILS

43	Madison & Vine
44	Cellar Bar
45	Park Avenue Tavern
46	The Bar Downstairs
47	Butterfield 8

### FITNESS

48	Blink Fitness
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## 90 Park Avenue Sustainability Program Includes:

- Targeting LEED for Existing Buildings Silver Certification
- Tracking of utility consumption through ENERGY STAR Portfolio Manager
- Comprehensive green cleaning program with BMS LLC
- Comprehensive recycling and waste diversion programs with a diversion ratio of 83%
- Semi-annual air testing for Indoor Air Quality
- Real-time energy management software for tenants (Energy Information Portal)
- Implementing water reduction measures to reduce consumption by 30 – 40%
- Construction and demolition guidelines incorporating key sustainability practices throughout renovation process
- Located near key mass transit lines to facilitate various means of alternative commuting
- Available rebates and incentives for tenants through Con Edison and/or NYSERDA

## Vornado's Nationally recognized, industry-leading sustainability program:

- Over 30 million square feet LEED certified buildings
- Over 25 million square feet Energy Star labeled buildings
- NAREIT Leader in the Light Gold award, 4th year in a row
- Named EPA Energy Star Partner of the Year 2013 and 2014
- Newsweek's "Top 100 Greenest Companies" - ranked 1st among Real Estate Companies
- Ranked #1 among diversified U.S. REITs in the Global Real Estate Sustainability Benchmark (GRESB)
- Recently awarded the BOMA Earth Pinnacle Award for Two Penn Plaza
- New York City's largest commercial co-generation plan installed at One Penn Plaza



# Building Facts

## LOCATION

The building is located on the West side of Park Avenue between 39th Street and 40th Street two blocks south of Grand Central

## YEAR BUILT

1964

## ARCHITECT

Emery Roth

## RENOVATION

2015 Moed De Armas & Shannon - Full lobby and storefront redevelopment featuring brand new destination dispatch elevators, new electric chiller and upgraded steam chillers, new low profile induction units and covers on every floor, new turnstiles, extended base building HVAC hours, tenant proprietary generator, and new first-class restrooms.

## LOBBY ENTRANCE

Main entrance on Park Avenue

## BUILDING SIZE

Approximately 990,000 SF

## FLOORS

41

## FLOOR SIZES

Floors 2-11 44,000 SF; Floors 12-14 30,000 SF; Floors 15-18 25,000 SF; Floors 19-41 13,000 SF

## FLOOR LOADS

50-175lbs per SF

## LOADING DOCK

Located on the 39th street side

## CEILING HEIGHTS

Slab-to-slab  
10ft 10in - Typical Office  
15ft 5in - Floor 9 and 26  
Typical finished ceilings 9ft 10in on perimeter

## ELECTRICITY

8 Watts per USF of power per floor exclusive of base building HVAC; expandable to meet individual needs

## EMERGENCY LIGHTING AND POWER

Landlord installed a new 1,500 KW generator for life safety and proprietary use

## ELEVATORS

18 Passenger Cars (Destination Dispatch), 3 Freight Cars

## HVAC

Central plant extended HVAC hours: Monday through Friday 8:00AM to 8:00PM and Saturday 8:00AM to 1:00PM

## SECURITY

24 hours, 7 days a week, turnstile card key access

## SPRINKLERS

The building is fully sprinklered

## TELECOM

Verizon, Cogent, MCI, Level 3 RCN, Reliance, Direct TV, Optimum Light Path  
There are three separate points of entry (POE) for providers

## ADDITIONAL SERVICES

New bike room with showers and changing rooms  
ICON Parking garage (ISO cars)  
Onsite Starbucks



# Leasing Contacts

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