

**90 PARK AVENUE**  
NEW YORK, GRAND CENTRAL



**VORNADO**  
REALTY TRUST

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# 90 PARK AVENUE

## NEW YORK, GRAND CENTRAL

### OVERVIEW & FEATURES

#### 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

Entrance on Park Avenue

#### BUILDING SIZE

Approximately 990,000 SF

#### FLOORS

41

#### FLOOR SIZES

Floors 02-11: 4,000 SF  
Floors 12-14: 30,000 SF  
Floors 15-18: 25,000 SF  
Floors 19-41: 13,000 SF

#### FLOOR LOADS

50-175 lbs per SF

#### CEILING HEIGHTS

Floors 02-08: 10'-10"  
Floor 09: 15'-5"  
Floors 10-25: 10'-10"  
Floor: 26: 15'-5"  
Floors 27-42: 10'-10"  
Typical finished ceilings 9'-10"

#### LOADING DOCK

Located on the 39th street side

#### ELECTRICITY

8 Watts per USF

#### EMERGENCY LIGHTING AND POWER

1,500 KW generator for life safety and proprietary use

#### ELEVATORS

18 Passenger Cars (Destination Dispatch)



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3 Freight Cars

## **HVAC**

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

## **SUSTAINABILITY**

LEED Gold Certified

## **TELECOM**

Verizon, Cogent, MCI/ Verizon Business, Level 3, RCN, Reliance, TWC & Dish  
Network, Pilot Fiber

## **ADDITIONAL SERVICES**

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

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## TENANT PROFILE

### Major Tenants Include:

#### Office

- Alston & Bird
- Factset Research Systems
- Foley & Lardner
- Pricewaterhouse Coopers

#### Retail

- Bank of America
- Capital One
- Children's Creative Learning Center
- Citibank
- Starbucks
- Tartinery





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## AREA INFO & MAP

