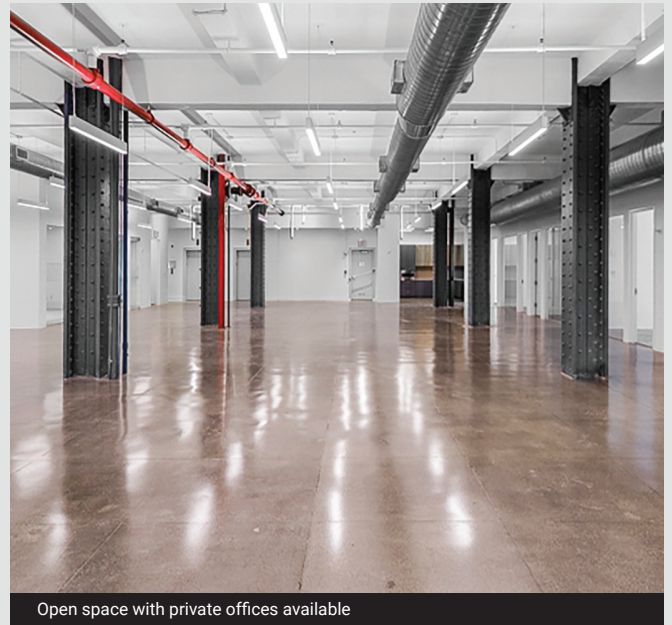




Situated in the heart of Manhattan's Flatiron District/Union Square/Gramercy Park neighborhood



Spacious lobby with concierge, 24/7 access and security cameras



Open space with private offices available

## KEY PROPERTY HIGHLIGHTS

- Building features a spacious lobby with beautifully restored sculpted ceilings and new elevator cabs
- Close proximity to Union Square, Madison Square, and Gramercy Parks
- Building offers concierge desk, 24/7 access, and security cameras
- Surrounded by popular dining destinations such as the Old Town Bar and Restaurant, the legendary Pete's Tavern, the famous lunchtime stop Shake Shack, Union Square Cafe, and Gramercy Taver

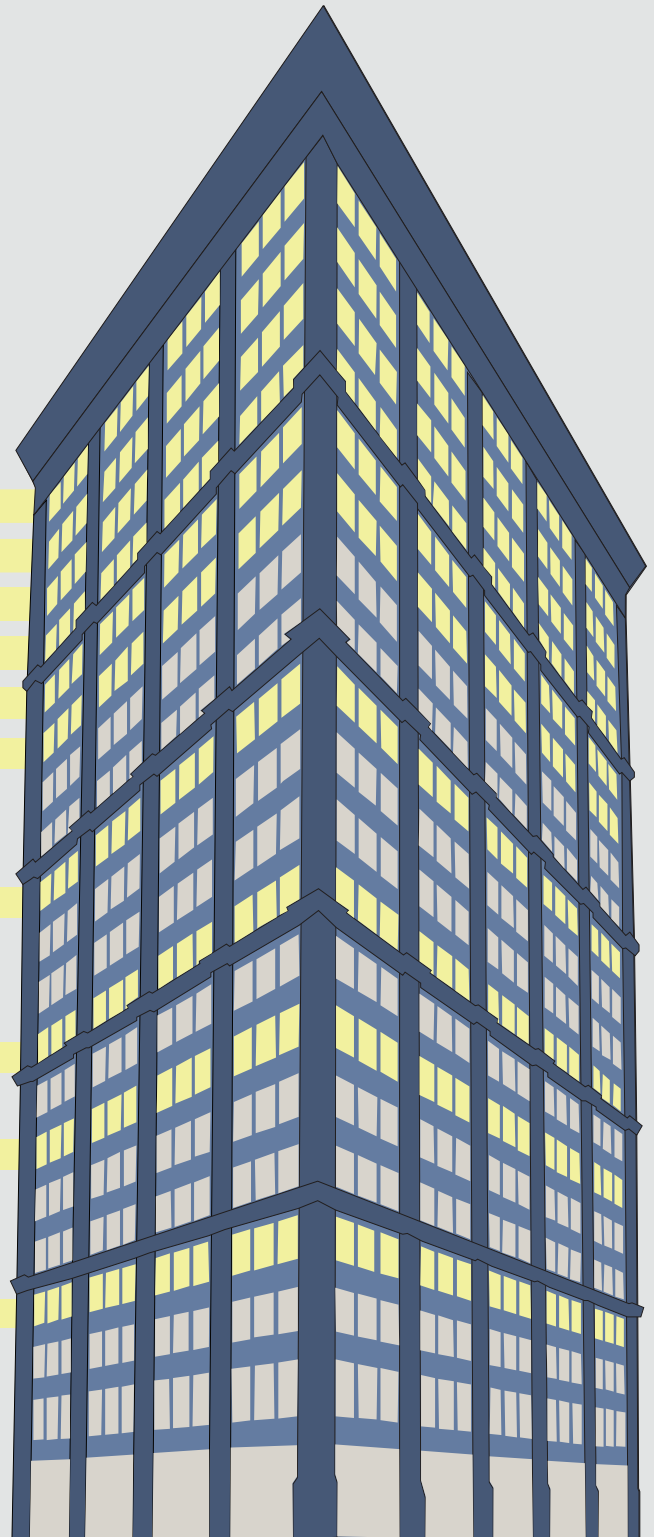
# 257 PARK AVENUE SOUTH

12,954 RSF FULL FLOORS AVAILABLE



Available Immediately

|    |            |
|----|------------|
| 20 | 12,954 RSF |
| 19 | 12,954 RSF |
| 18 | 12,954 RSF |
| 17 | 12,954 RSF |
| 16 | 12,954 RSF |
| 15 | 12,954 RSF |
|    |            |
| 12 | 12,954 RSF |
|    |            |
| 09 | 12,954 RSF |
|    |            |
| 07 | 12,954 RSF |
|    |            |
| 04 | 12,954 RSF |



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# 257 PARK AVENUE SOUTH

FULL FLOORS OF HIGH QUALITY OFFICE SPACE AVAILABLE

## SAMPLE FLOOR PLAN

12,954 +/- RSF PER FLOOR

### PROGRAM:

|    |                                 |
|----|---------------------------------|
|    | WORK INTENSIVE                  |
| 61 | WORKSTATIONS                    |
| 10 | OFFICES                         |
| 1  | RECEPTION                       |
|    | UTILITY SPACE                   |
| 5  | STORAGE / COAT CLOSET           |
| 1  | IT ROOM                         |
|    | COLLABORATION SPACES            |
| 2  | CONFERENCE ROOM (12-14 PERSONS) |
| 1  | CONFERENCE ROOM (5-7 PERSONS)   |
| 1  | PANTRY                          |



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# 257 PARK AVENUE SOUTH

IN THE CENTER OF IT ALL



## TRANSPORTATION

23rd Street Station, New York City bus and subway lines including:

1 2 3 4 5 6 7 R N Q R W B D F F 7

## SHOPPING

Barneys and Noble, Petco, ZARA, Free People, Warby Parker, Doc Martens, Mattress Firm, Crate and Barrel, Herman Miller, Sephora, Whole Foods

## DESTINATIONS

Fotografiska Museum NYC, Gramercy Theater, Union Square, Flatiron Building, Greenmarket, The Friends Experience

## RESTAURANTS

Gramercy Tavern, Sugarfish, Union Square Cafe, Cosme, Hawksmoor, Barbounia, Oceans, Craft

## HOTELS

W New York – Union Square, Freehand New York, The New York Edition

## PARKS & RECREATION

Union Square, Gramercy Park, Madison Square Park, LifeTime Fitness

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# 257 PARK AVENUE SOUTH

EXPERIENCED OWNERSHIP. ROCK-SOLID REPUTATION.

## PREMIER MANHATTAN LOCATIONS



570 Lexington Avenue



7 Penn Plaza



551 Fifth Avenue



200 West 57th Street



488 Madison Avenue



853 Broadway



257 Park Avenue South



261 Fifth Avenue

### FEIL MANHATTAN OFFICE PORTFOLIO

7 Penn Plaza  
570 Lexington Avenue  
551 Fifth Avenue  
261 Fifth Avenue  
488 Madison Avenue  
250 Park Avenue South  
251 Park Avenue South  
257 Park Avenue South  
200 West 57th Street  
145 West 30th Street  
520-530 West 25th Street  
841 Broadway  
853 Broadway

### ABOUT THE FEIL ORGANIZATION

The Feil Organization continues to be one of the country's foremost commercial real estate companies. Active in every facet of the industry, they own, develop and manage over 24 million square feet of retail, commercial and industrial properties, over 5,000 residential rental units, hundreds of net leased properties, and thousands of acres of undeveloped land across the country.

### FEIL HEADQUARTERS

7 Penn Plaza  
New York, NY 10001  
212.279.7600

### FEIL NATIONWIDE OFFICES

#### Southeast

3301 Veterans Memorial Boulevard  
Metairie (New Orleans), Louisiana 70002

#### Florida

9549 Koger Blvd., Suite 150  
St. Petersburg, Florida 33702

#### Northeast

3601 Hempstead Turnpike  
Levittown, New York 11756

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Contact: Robert Fisher | [rfisher@feil.com](mailto:rfisher@feil.com) | (212) 609-8649