

**280 PARK AVENUE**  
NEW YORK, PLAZA DISTRICT



**VORNADO**  
REALTY TRUST

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# 280 PARK AVENUE

## NEW YORK, PLAZA DISTRICT

### OVERVIEW & FEATURES

#### LOCATION

Westerly blockfront on Park Avenue between 48th and 49th Streets

#### YEAR BUILT

1961

#### ARCHITECT

Emory Roth & Sons

#### RENOVATION

2013/14 Kohn Pederson Fox

#### POINTS OF ENTRY

Main entrance on Park Avenue  
Entrance on 48th Street  
Entrance on 49th Street

#### BUILDING SIZE

Approximately 1,266,000 SF

#### FLOORS

29 in the East Tower  
43 in the West Tower

#### FLOOR SIZES

Base: Floors 3-17: 50,000 SF  
East Tower: Floors 19-29: 9,000 SF  
West Tower: Floors 19-43: 20,000 SF

#### FLOOR LOADS

50 lbs per SF

#### CEILING HEIGHTS

12'-0"

#### LOADING DOCK

Located on 49th Street

#### ELECTRICITY

8 Watts per USF

#### EMERGENCY LIGHTING AND POWER

1045 KW emergency generator servicing base building fire & life safety systems.

#### ELEVATORS

28 Passenger Cars  
3 Freight Cars

#### HVAC

Monday through Friday 8:00 AM to 8:00 PM , Saturday 8:00 AM to 1:00 PM,  
condenser water available for a tenant installed system

#### SECURITY



ENERGY STAR  
RECIPIENT



LEED Gold

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24 hours, 7 days a week, turnstiles with key-card access

## SUSTAINABILITY

LEED Gold Certified

## TELECOM

C Level Pop, Cogent Communications, AT&T, Verizon, Lightpath,  
Lighttower, Cablevision, Level 3, Century Link, Zayo, Pilot Fiber, Spectrum

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### TENANT PROFILE

#### Major Tenants Include:

##### Office

- Blue Mountain Realty
- Cohen & Steers
- Fiduciary Trust
- Promontory Financial Group
- Teneo Holdings

##### Retail

- Fasano



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## AREA INFO & MAP

