

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



**VORNADO**  
REALTY TRUST

© 2024 VORNADO REALTY TRUST  
888 SEVENTH AVENUE, NEW YORK, NY 10019  
PHONE: 212.894.7000

[WWW.VNO.COM](http://WWW.VNO.COM)

# 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)



ENERGY STAR  
RECIPIENT



LEED Gold

# 90 PARK AVENUE

## NEW YORK, GRAND CENTRAL

---

3 Freight Cars

### HVAC

Monday through Friday 8:00 AM to 8:00 PM and Saturday 8:00 AM to 1:00 PM

### SECURITY

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

### SUSTAINABILITY

LEED Gold Certified

### TELECOM

Verizon, Cogent, Verizon Business, Level 3, Pilot Fiber, Lighttower  
Communications, Lightpath, Century Link, Time Warner, Spectrum, AT&T

### ADDITIONAL SERVICES

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

**VORNADO**  
REALTY TRUST

[www.vno.com](http://www.vno.com)

# 90 PARK AVENUE

## NEW YORK, GRAND CENTRAL

---

### TENANT PROFILE

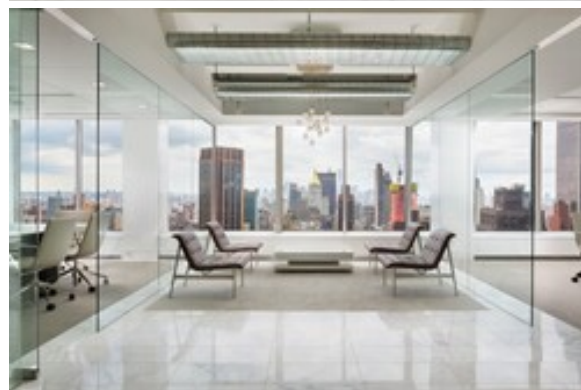
#### Major Tenants Include:

##### Office

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

##### Retail

- Bank of America
- Citibank
- KinderCare Education at Work
- Starbucks
- Tartinery





90 PARK AVENUE  
NEW YORK, GRAND CENTRAL

AREA INFO & MAP

