

## THE COMMERCIAL CONDOMINIUMS

# AT PARK AVENUE PLACE

60 EAST 55<sup>TH</sup> STREET, NEW YORK, NEW YORK



Colliers International NY LLC is pleased to offer for sale the Commercial Condominiums at Park Avenue Place located at 60 East 55th Street, New York, New York. Completed in 2005 and designed by world-renowned architects Kohn Pedersen Fox and Skidmore, Owings & Merrill, Park Avenue Place soars 45 stories between Park and Madison Avenues in the center of the Plaza District of Manhattan. Park Avenue Place comprises 80 residential and commercial units. This offering comprises the commercial units at the base of the tower spanning the basement through the 6th floor and measuring approximately 38,000 rentable square feet. These units are 100% leased to the following quality tenants:

### THE CORE CLUB

The Core Club, a private club with approximately 1,500 members, occupies 33,258 rentable square feet. The Club's amenities include an 8,500-square-foot restaurant with an outdoor terrace, 60-seat screening room, gym, spa, library, conference rooms and meeting facilities. The Core Club has been featured on Bloomberg News as one of Manhattan's finest clubs.

The Core Club offers a luxurious atmosphere with interiors designed by SPAN Architecture and high-end finishes. Its interiors have been featured in and on the cover of Interior Design magazine and received the prestigious AIA Citation for Design.

### SWEETGREEN

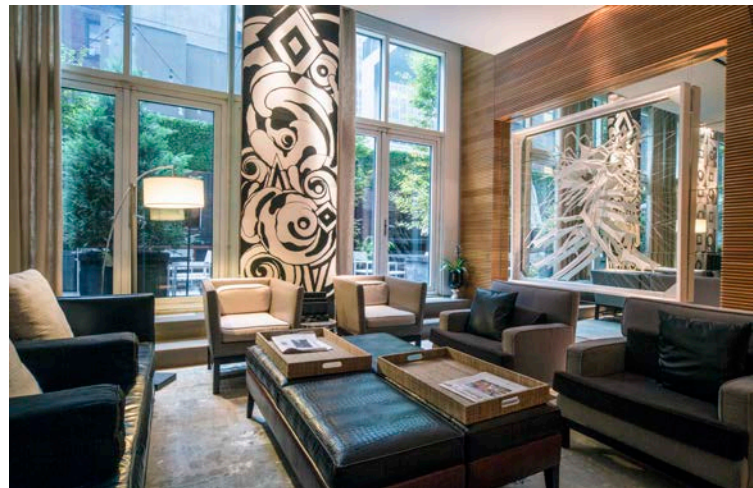
Sweetgreen, an innovative, fast-casual restaurant that serves seasonal, healthy food, occupies 4,589 square feet on the ground floor and lower level. With 72 locations, Sweetgreen's thoughtfully-crafted food concept is sweeping the nation and has quickly become an industry frontrunner through its creative menu, quality ingredients, sustainable practices and lifestyle marketing.

### LONG-TERM, SECURE AND STABLE INCOME STREAM

The Core Club and Sweetgreen are both subject to long-term leases.

### PREMIER LOCATION

Located in the center of the Plaza District, one of Manhattan's strongest submarkets, the property is surrounded by New York's most famous office and residential towers, five-star hotels and world-class, luxury goods purveyors.



To access the due diligence website and receive informational materials please return an executed confidentiality agreement via email to [noelle.nordstrom@colliers.com](mailto:noelle.nordstrom@colliers.com).

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