

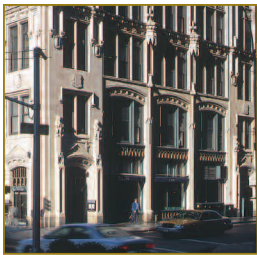


FEIL OFFICE PORTFOLIO

250 PARK AVENUE SOUTH



250 Park Avenue South is a 12-story professional office building ideally situated at the southwest corner of East 20th Street in the heart of Manhattan's Flatiron District/Union Square/Gramercy Park neighborhood. The property is surrounded by commercial businesses and a vibrant eclectic neighborhood mix.



The distinctive ivory tower boasts a Neo-Gothic style with elaborate stonework façade. 250 Park Avenue South, also known as Gramercy Park Plaza, was designed by architects Rouse & Goldstone and built in 1911. The building features an elegantly restored lobby that is highlighted by a tall, vaulted ornate ceiling and decorative moldings. The 130,000 square foot building also offers a concierge, 24/7 access, video monitors, new thermopane windows and tenant-controlled A/C.



The Flatiron District/Union Square/Gramercy Park neighborhood is celebrated for its top-notch restaurants, diverse retailers, excellent universities and hospitals, and several of the city's more popular parks.

A highly desirable location, the Park Avenue South area is a center for activity brimming with such popular dining destinations as the Old Town Bar and Restaurant, the legendary Pete's Tavern, and the famous lunchtime stop Shake Shack. Also nearby are Baruch College, Gramercy Park Hotel, the Metropolitan Life Insurance Tower, the triangular Flatiron Building and the Cabrini Medical Center, as well as Gramercy Park, Union Square Park and Madison Square Park.

250 Park Avenue South is headquarters for the Art Director's Club and Citi Habitats. Ligne Roset and Barbounia are tenants at the building as well.



AT EAST 20TH STREET
NEW YORK CITY



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