



FEIL OFFICE PORTFOLIO

257 PARK AVENUE SOUTH



257 Park Avenue South, also known as the Gramercy Park Building, is an architectural treasure in the heart of Manhattan's Flatiron District/Union Square/Gramercy Park neighborhood. Situated at the corner of 21st Street, this 20-story Art Deco building offers magnificent views of Midtown-South and is surrounded by a variety of commercial businesses and a vibrant eclectic neighborhood mix.

The building features brick masonry and terracotta, a façade of intricate gargoyles and Art Deco graphics, as well as a spacious lobby with a beautifully restored sculpted ceiling and new elevator cabs. The 226,000 square foot building also offers a concierge desk, 24/7 access and security cameras.

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 of 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.

Tenants at 257 Park Avenue South include Gotham Magazine, Spa-Finder, the Better Business Bureau, FedEx Kinko's Office & Print, Cosi Sandwich Bar, and Bravo Pizza.



AT 21ST STREET
NEW YORK CITY



THE FEIL ORGANIZATION

Owner/Manager | Seven Penn Plaza | New York, NY 10001
T 212-563-6557 F 212-563-6657 W feilorg.com
Robert Fisher | x249 | rfisher@feilorg.com
Nothing Beats 50 Years of Stability.