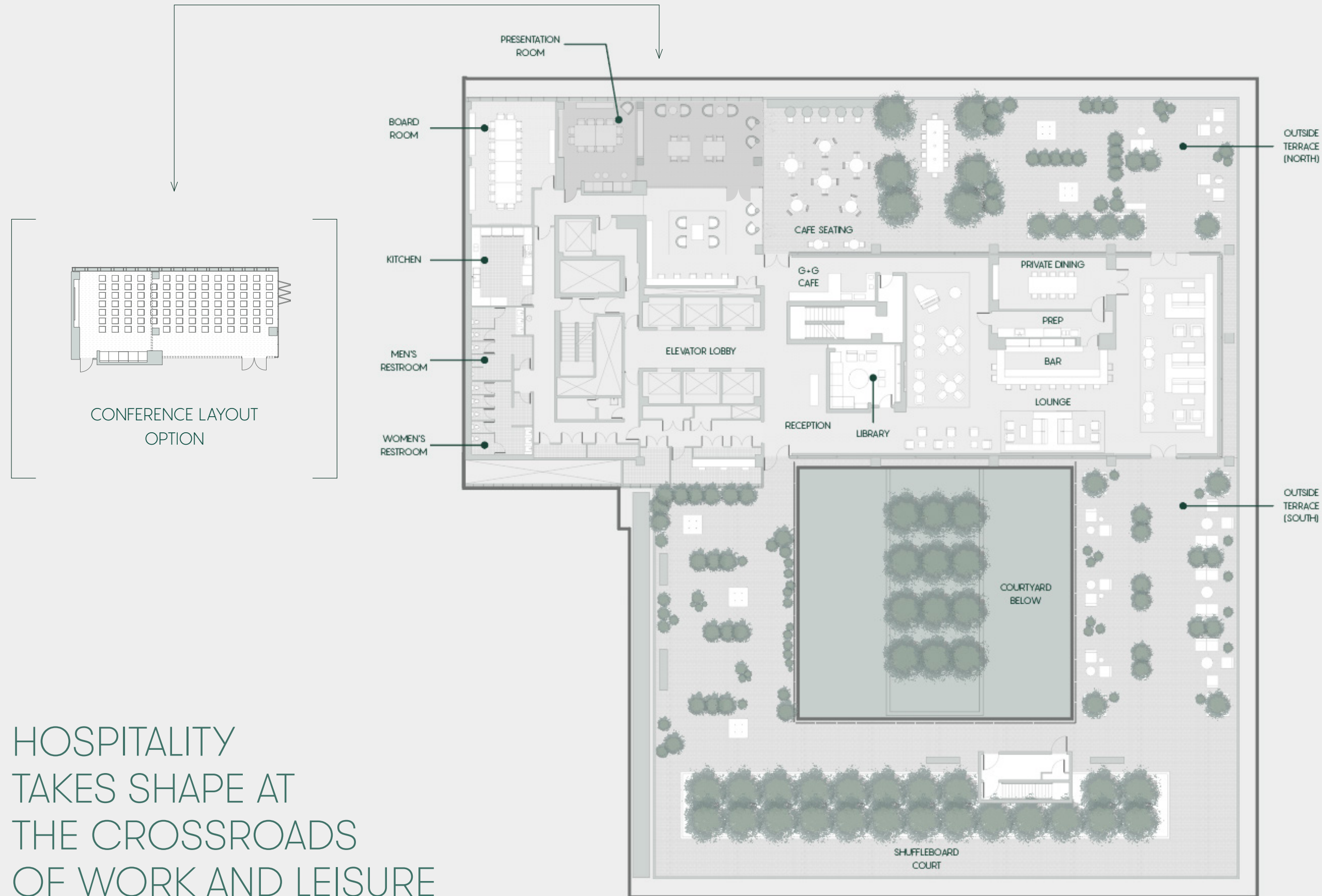


HOSPITALITY  
TAKES SHAPE AT  
THE CROSSROADS  
OF WORK AND LEISURE



## LEVER CLUB - FLOOR 3

28,567 SF

Slab to Slab Heights are 15'- 0"

North Terrace: 4,000 SF

South Terrace: 9,540 SF

Interior 15,027 RSF

Seat Count Board Room Option:  
20 seats

Seat Count Work Lounge Option:  
32 seats

Seat Count Conference:  
95 seats

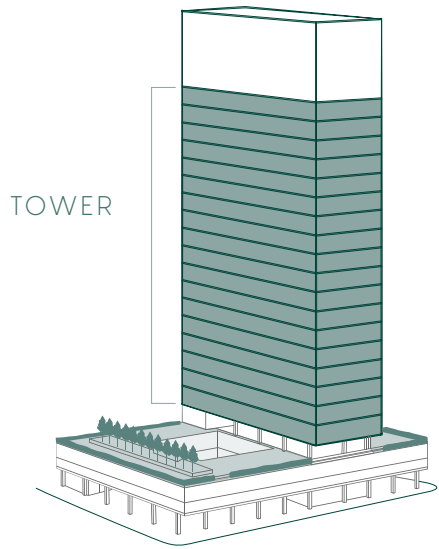
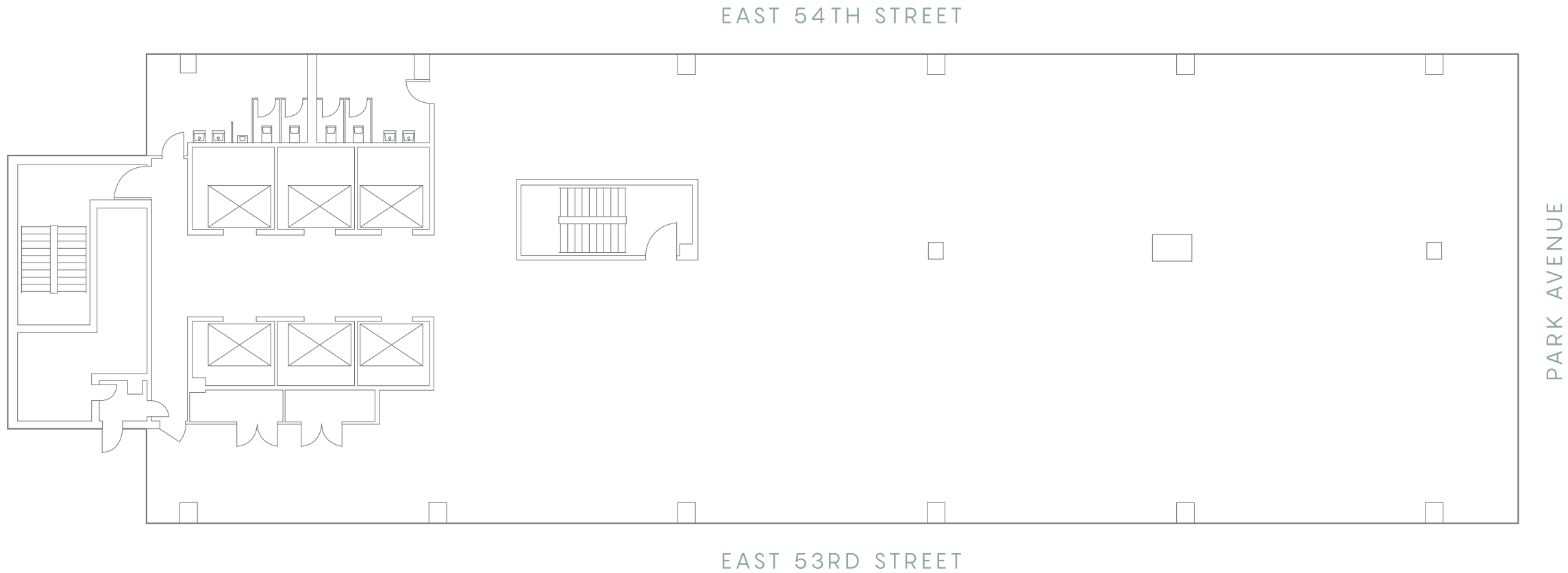
LEVER  
HOUSE

PARK AVENUE

# CORE & SHELL PLAN

**FLOOR 4-21**  
10,725 RSF

Slab to Slab heights are 12'- 4"



L E V E R  
H O U S E

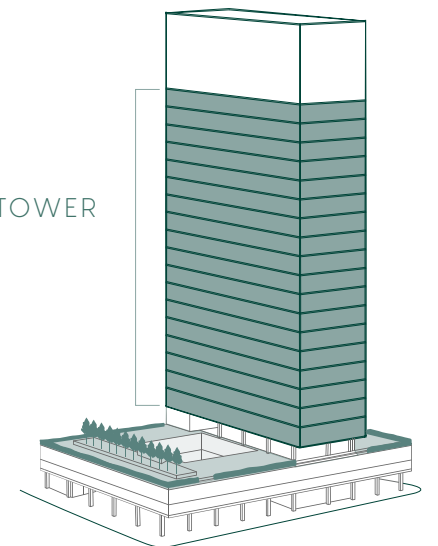
PARK AVENUE

# OFFICE INTENSIVE TEST FIT

**FLOOR 4-21**  
10,725 RSF

Slab to Slab heights are 12' - 4"

- 2 Executive Offices
- 14 Perimeter Offices
- 6 Workstations
- 1 (14) Seat Conf Room
- 1 (4) Seat Conf Room
- 1 Library



L E V E R  
H O U S E

PARK AVENUE

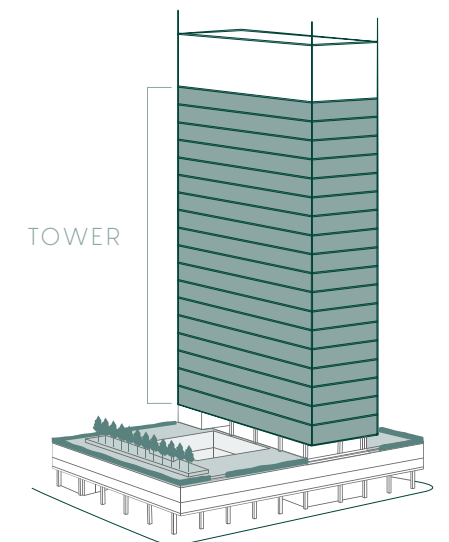


# TRADING TEST FIT

**FLOOR 4-21**  
10,725 RSF

Slab to Slab heights are 12'-4"

- 2 Executive Offices
- 40 Workstations
- 1 (14) Seat Conf Room
- 1 (5) Seat Conf Room
- 2 Huddle/Phone Room
- 1 Library



L E V E R  
H O U S E

PARK AVENUE

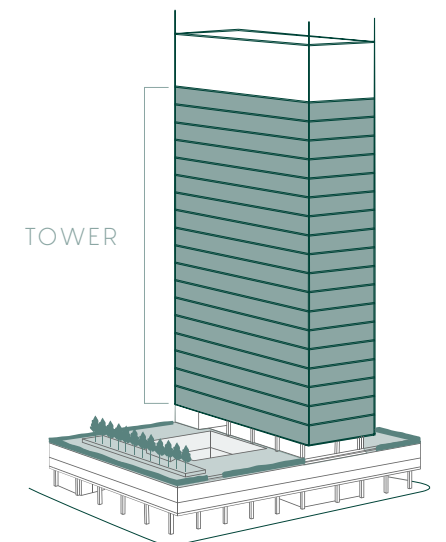


# HYBRID TEST FIT

**FLOOR 4-21**  
10,725 RSF

Slab to Slab heights are 12'-4"

- 2 Executive Offices
- 7 Perimeter Offices
- 24 Workstations
- 1 (14) Seat Conf Room
- 1 (6) Seat Conf Room
- 2 (5) Seat Conf Room
- 1 Library

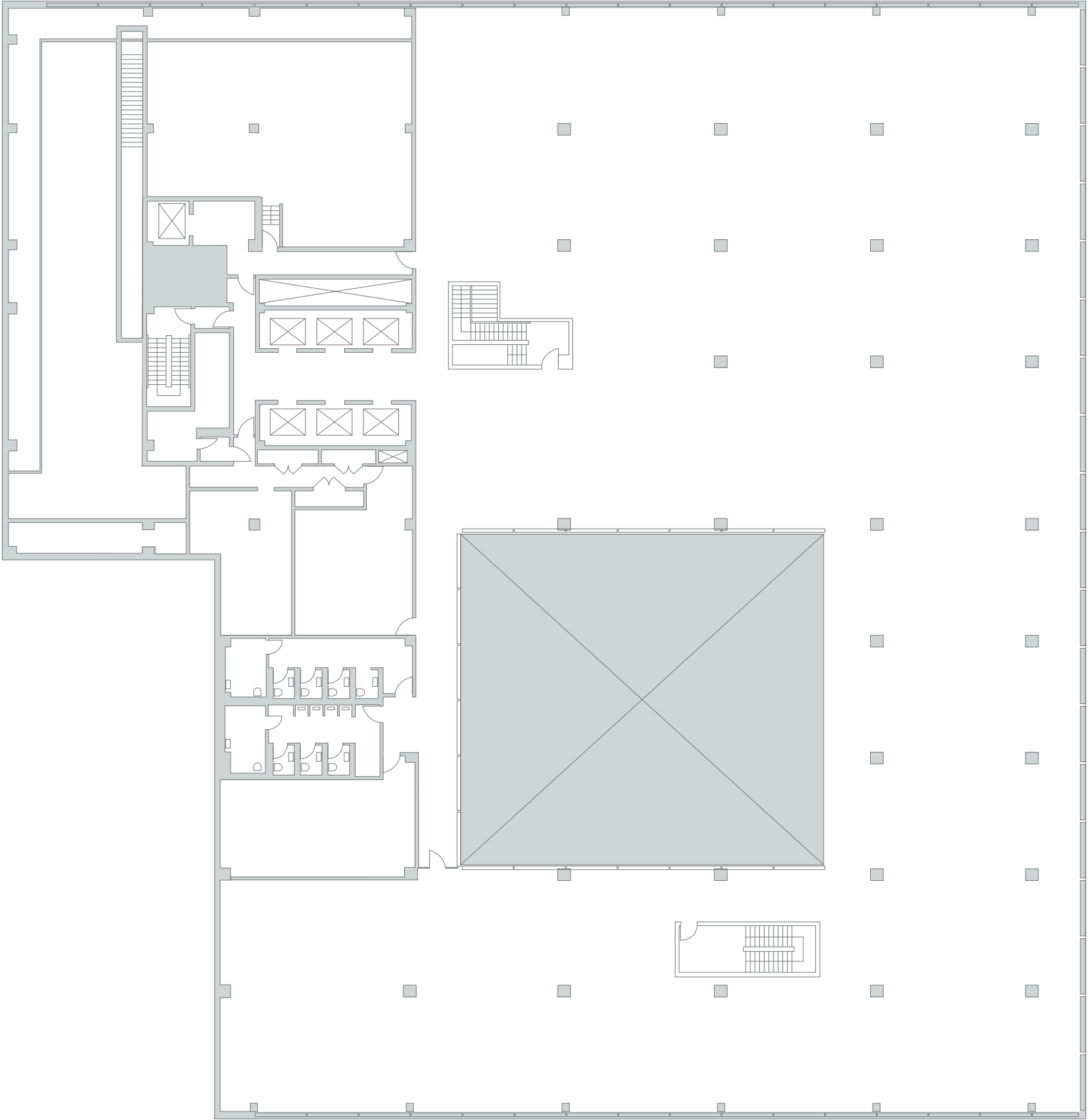


L E V E R  
H O U S E

PARK AVENUE



EAST 54TH STREET



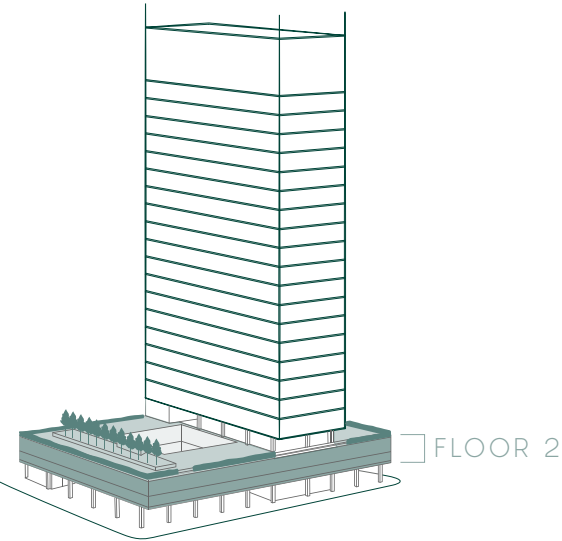
PARK AVENUE

EAST 53RD STREET

# CORE & SHELL PLAN

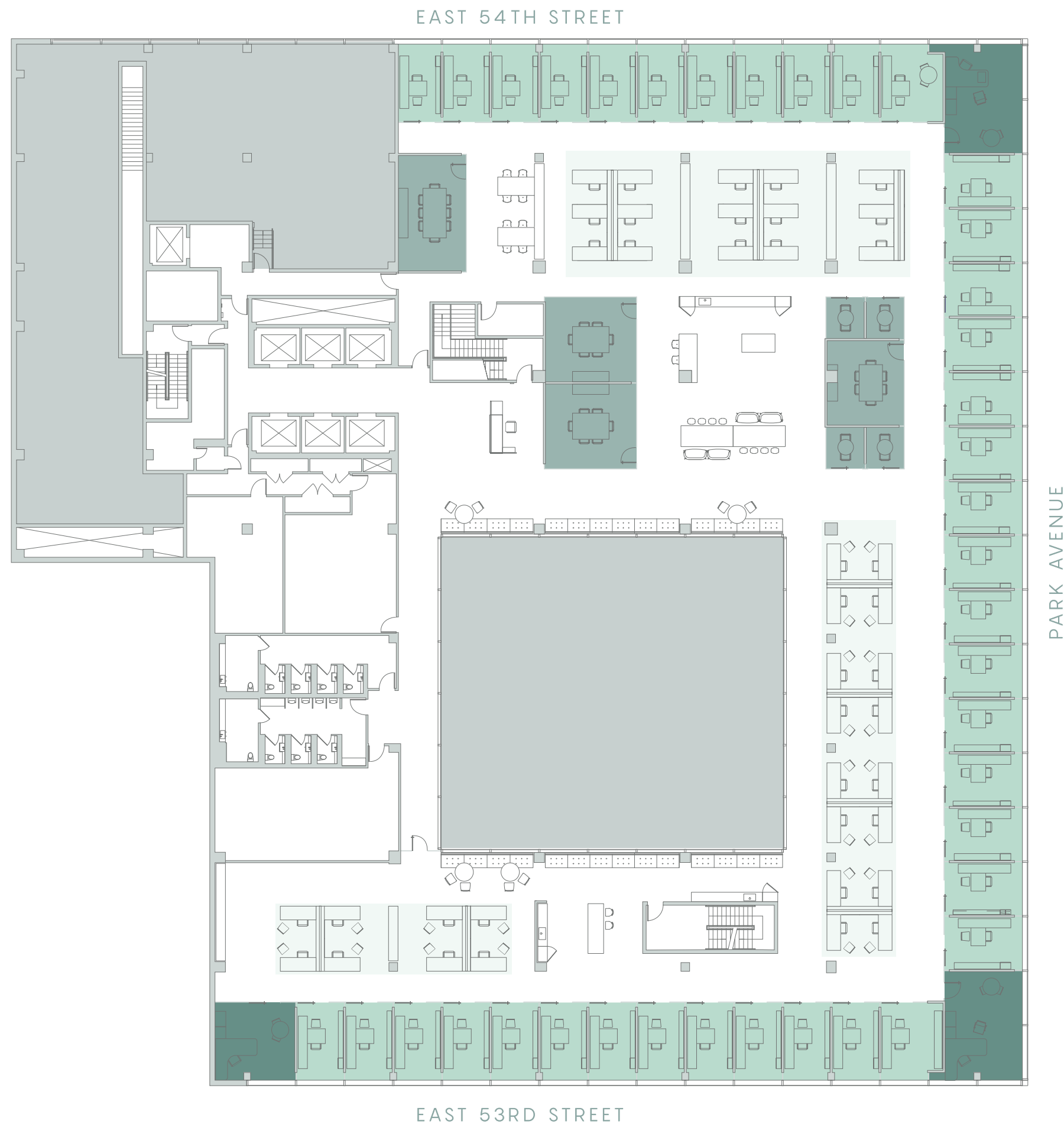
**FLOOR 2**  
35,046 RSF

Slab to Slab heights are 12' - 8"



L E V E R  
H O U S E

PARK AVENUE

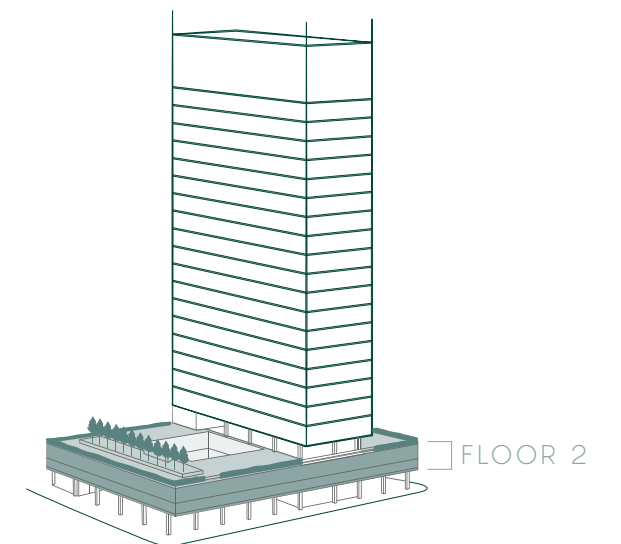


# OFFICE INTENSIVE TEST FIT

**FLOOR 2**  
35,046 RSF

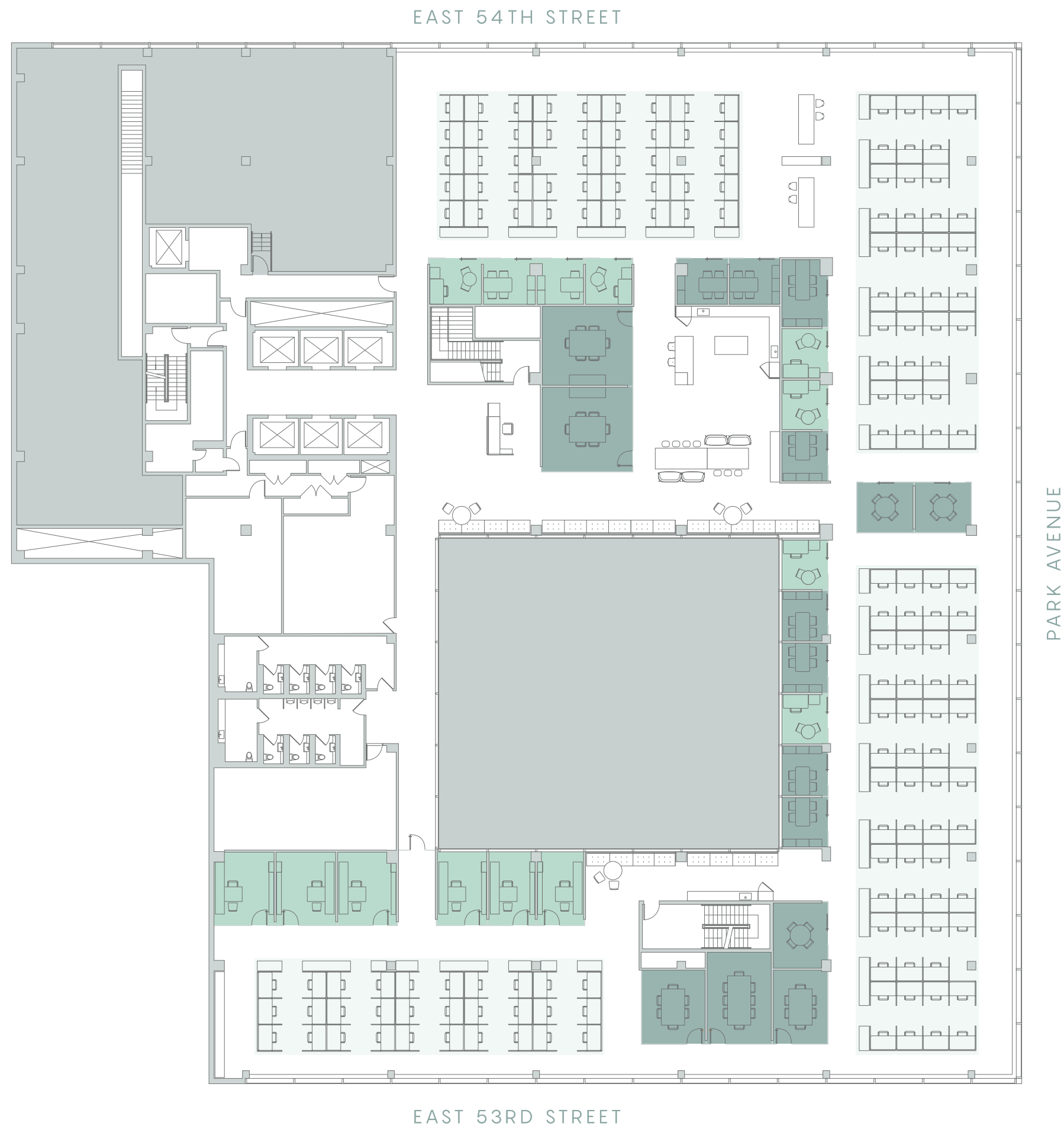
Slab to Slab heights are 12' - 8"

- 3 Executive Offices
- 39 Perimeter Offices
- 39 Workstations
- 1 (8) Seat Conf Room
- 3 (6) Seat Conf Room
- 4 Huddle/Phone Room



LEVER  
HOUSE

PARK AVENUE

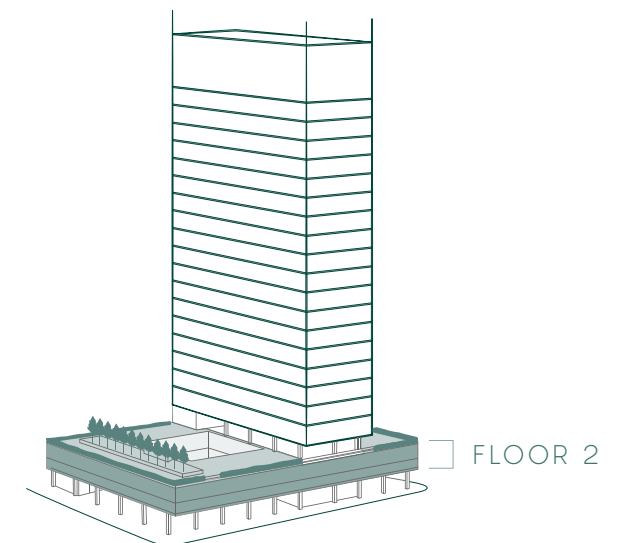


# TRADING TEST FIT

**FLOOR 2**  
35,046 RSF

Slab to Slab heights are 12'- 8"

- 12 Interior Offices
- 161 Workstations
- 1 (8) Seat Conf Room
- 4 (6) Seat Conf Room
- 1 (2) Seat Conf Room



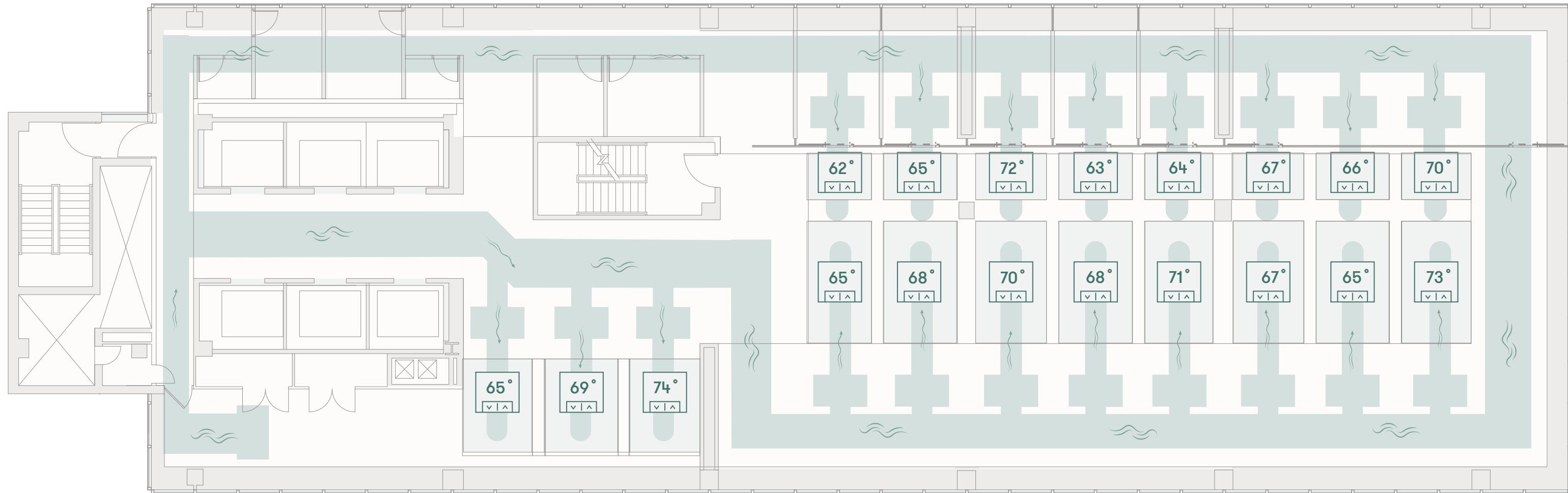
L E V E R  
H O U S E

PARK AVENUE



# DIRECT OUTSIDE AIR SYSTEM

Completely customizable climate control



- Room-by-room climate is completely customizable within each floor.
- Air is never circulated between floors vs. 40-85% recirculation in conventional buildings.

LEVER  
HOUSE

PARK AVENUE