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1325 AVENUE OF  
THE AMERICAS

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# AVAILABILITIES

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# ELEGANT, EFFICIENT, AND ALL NEW

1325 AoA offers an enlivened office environment in the center of Manhattan. Its spacious and lively ground-floor experience includes a French bistro with outdoor seating and newly renovated lobby - now with entrances on both 53rd and 54th Street. The building features bright, column-free floors with scenic views in every direction, including offices overlooking Central Park.

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## 5K-23K RSF

Pre-built/build-to-suit suites

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## 12' 4"

Typical slab height

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## 25K SF

Column-free floorplates



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# TOWER FLOORS NOW AVAILABLE

[View on VTS →](#)

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## 23,402 RSF

Entire 32nd floor available 9/1/2024.

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## 9,621 RSF

Partial 20th floor available now (Suite 2001). Built space in good condition.

Landlord willing to modify to suit or demolish/provide a NBI.

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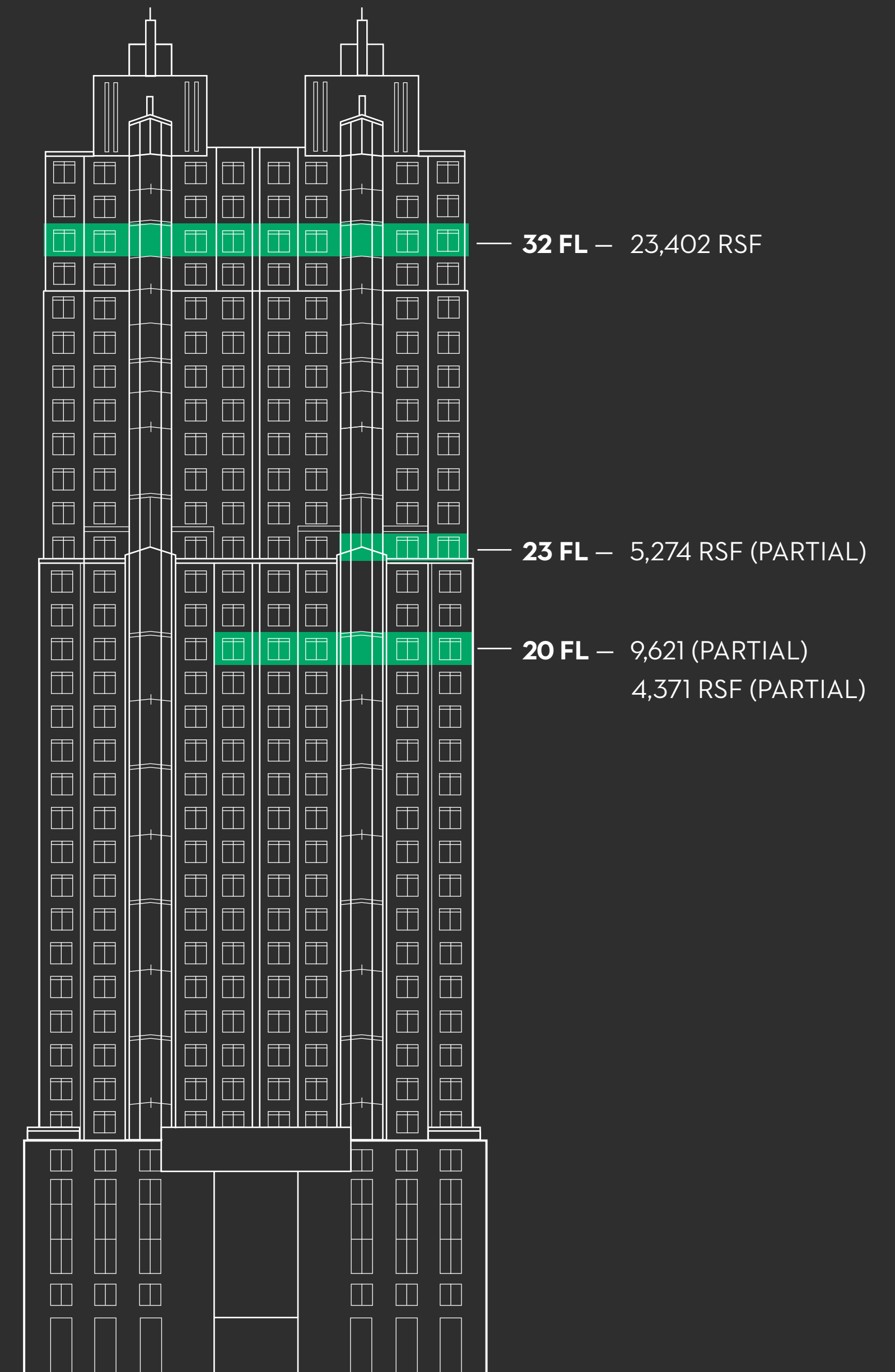
## 5,274 RSF

New partial 23rd floor prebuilt available now (Suite 2302).

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## 4,371 RSF

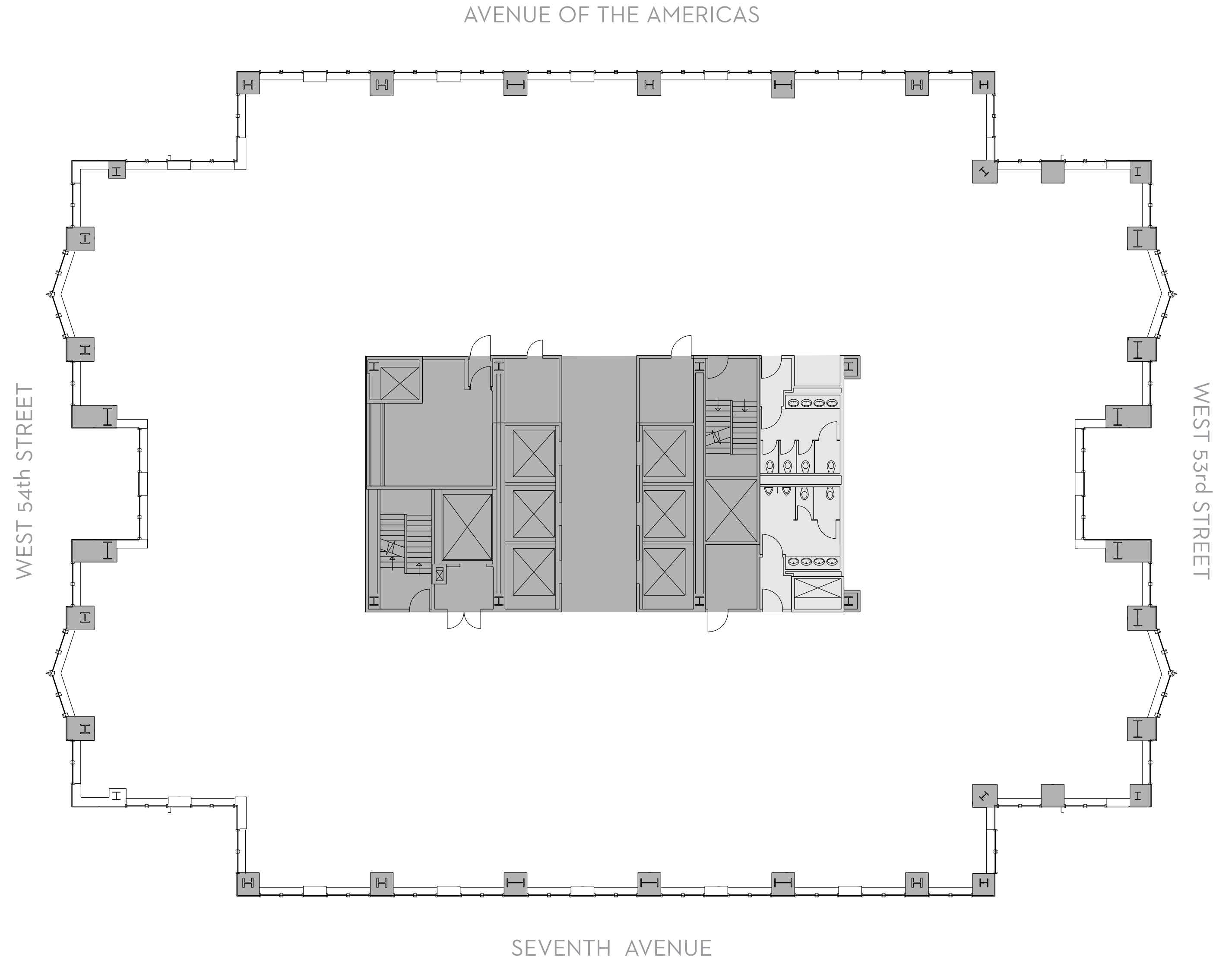
Partial 20th floor available now (Suite 2002). Second generation pre-built space.



# CORE & SHELL

## 32ND FLOOR

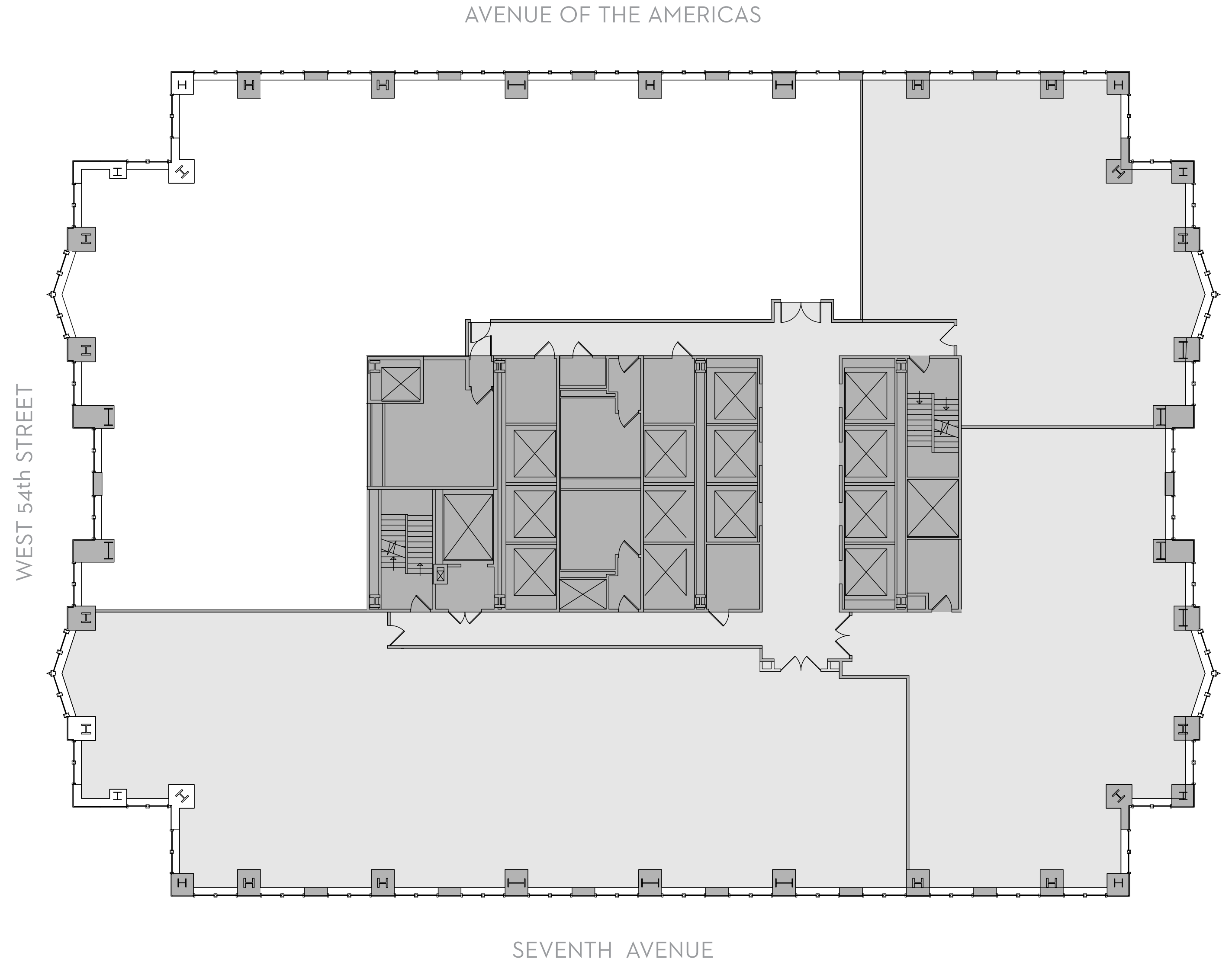
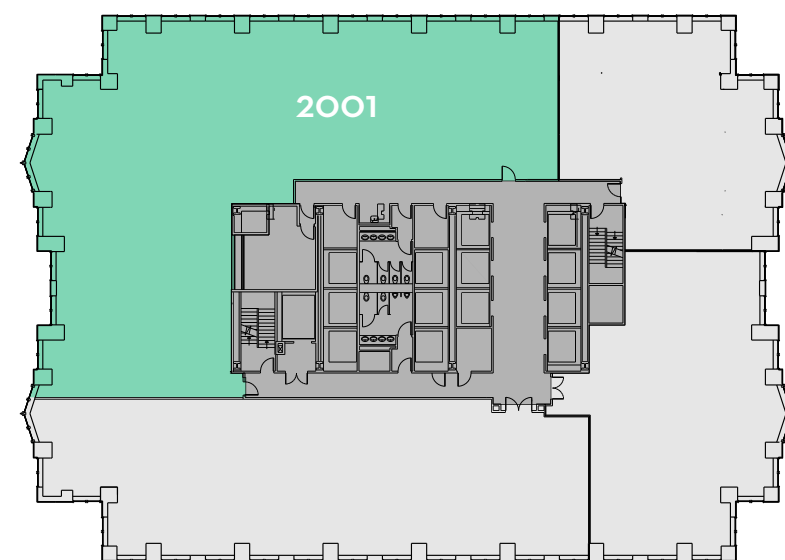
23,402 RSF



# SUITE 2001

20TH FLOOR

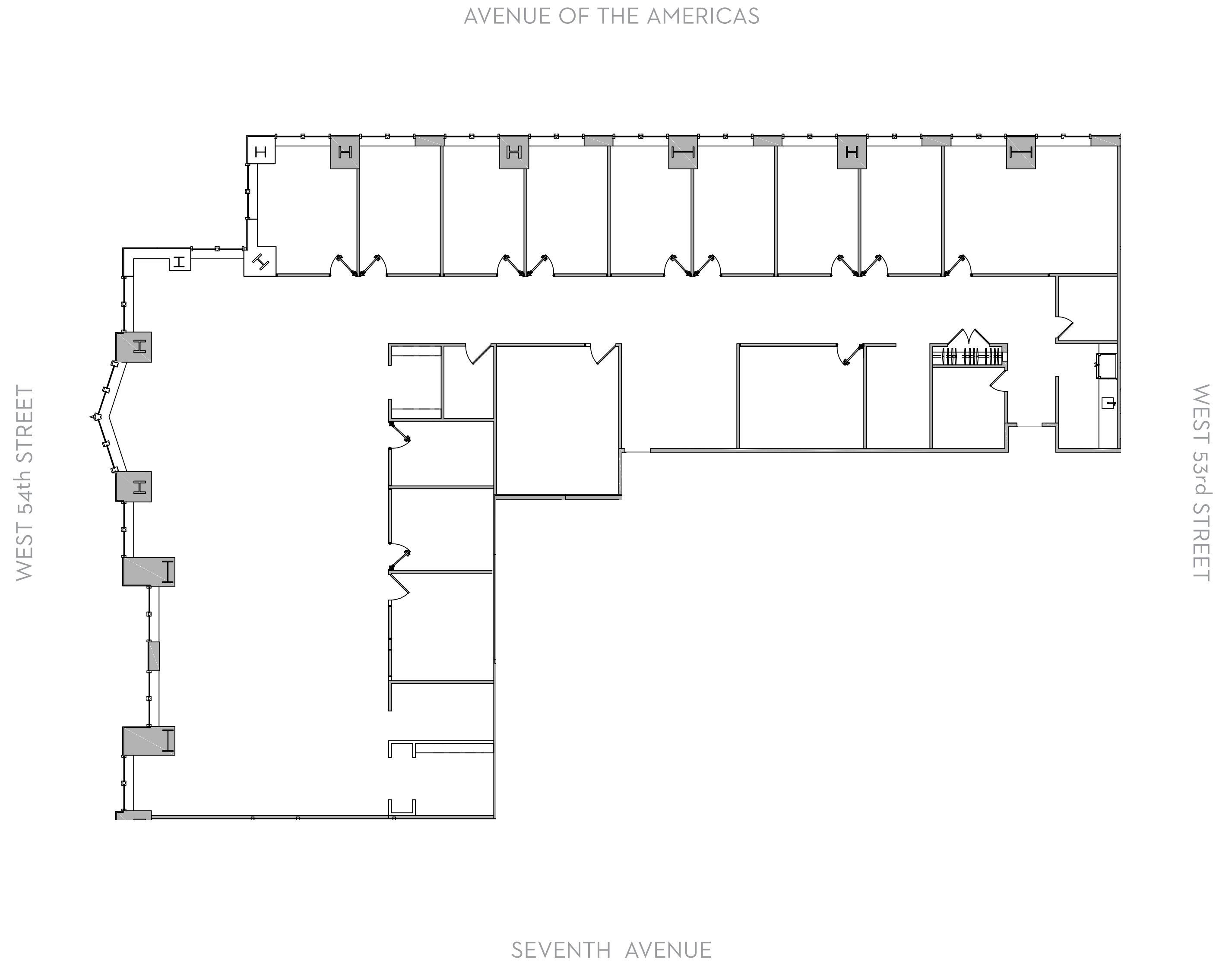
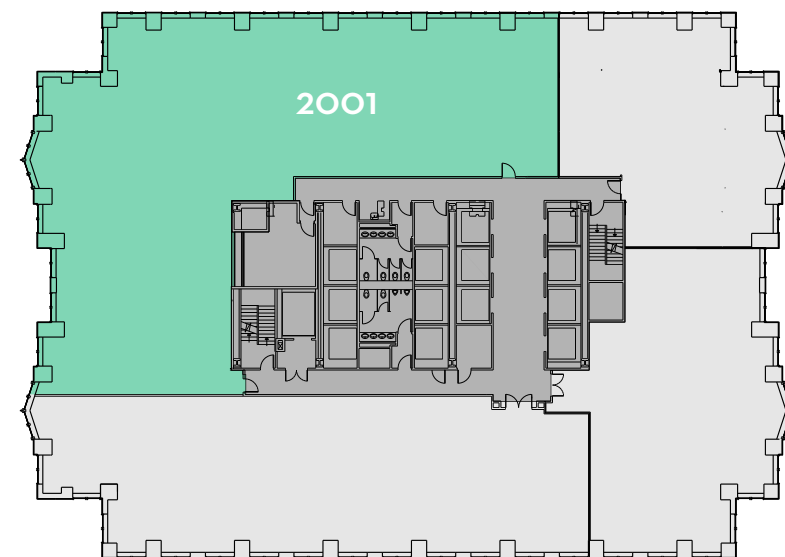
9,621 RSF



# SUITE 2001

## 20TH FLOOR

9,621 RSF





# SUITE 2001

AVENUE OF THE AMERICAS

## 20TH FLOOR

9,621 RSF

### PERSONNEL

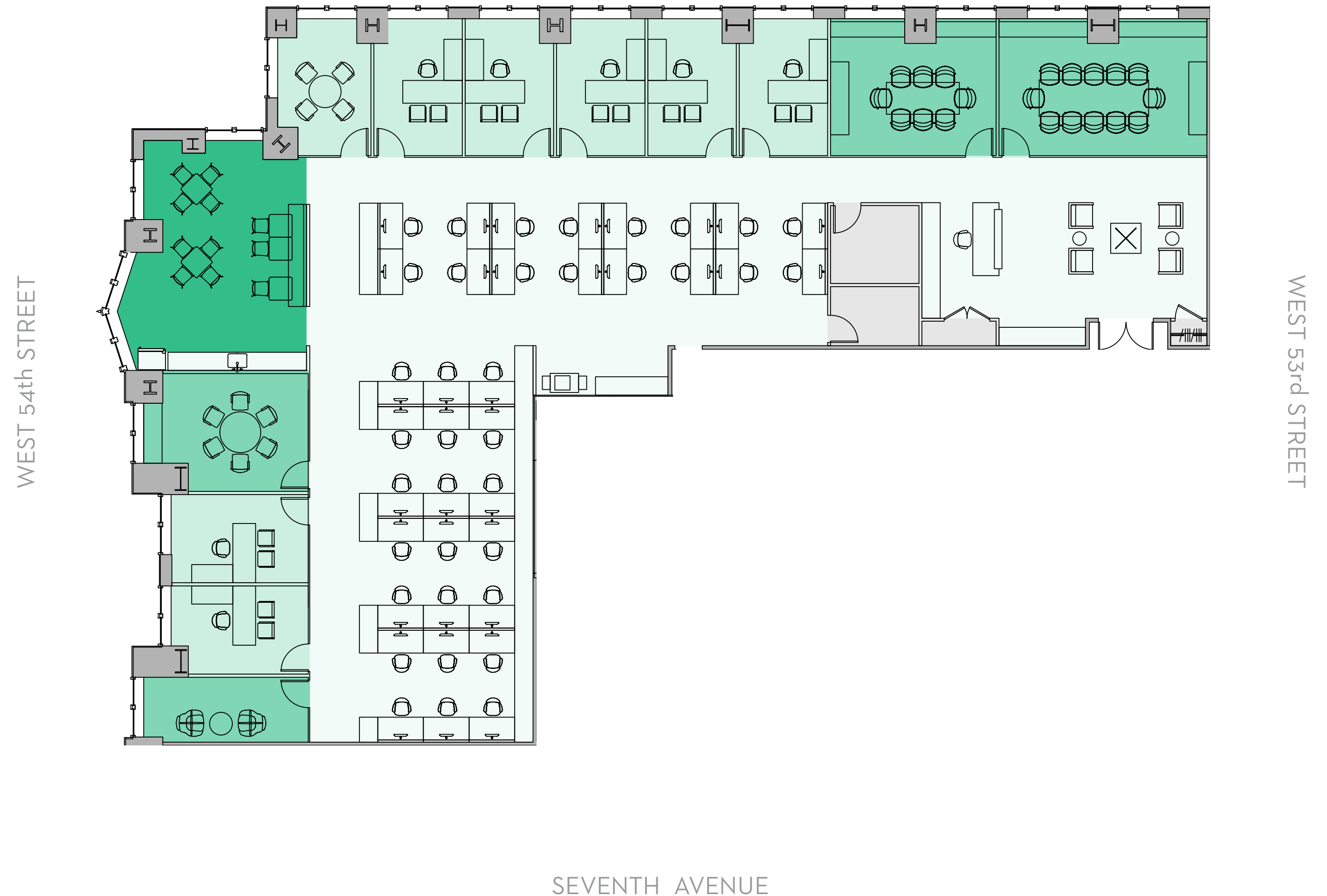
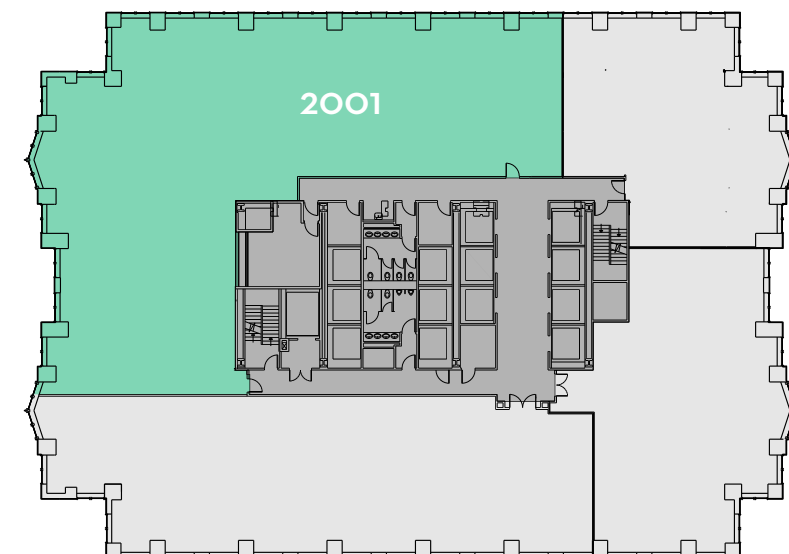
| SPACE TYPE           | PLAN      |
|----------------------|-----------|
| Offices              | 7         |
| Workstations         | 37        |
| Reception            | 1         |
| <b>TOTAL</b>         | <b>45</b> |
| Office : Workstation | 16%   84% |
| RSF / Seat           | 214       |

### COLLABORATION

| SPACE TYPE         | SEATS | PLAN     |           |
|--------------------|-------|----------|-----------|
|                    |       | SPACE    | SEATS     |
| Conference         | 12    | 1        | 12        |
| Meeting            | 8     | 1        | 8         |
| Meeting            | 6     | 1        | 6         |
| Huddle             | 4     | 1        | 4         |
| Collaboration      | 2     | 1        | 2         |
| Open Collaboration |       |          | 14        |
| <b>TOTAL</b>       |       | <b>7</b> | <b>46</b> |

### SUPPORT

| SPACE TYPE        | PLAN |
|-------------------|------|
| Reception         | 1    |
| Café              | 1    |
| Copy / Print Area | 1    |
| Storage           | 2    |
| Coat Closet       | 1    |



WEST 54th STREET

WEST 53rd STREET

SEVENTH AVENUE

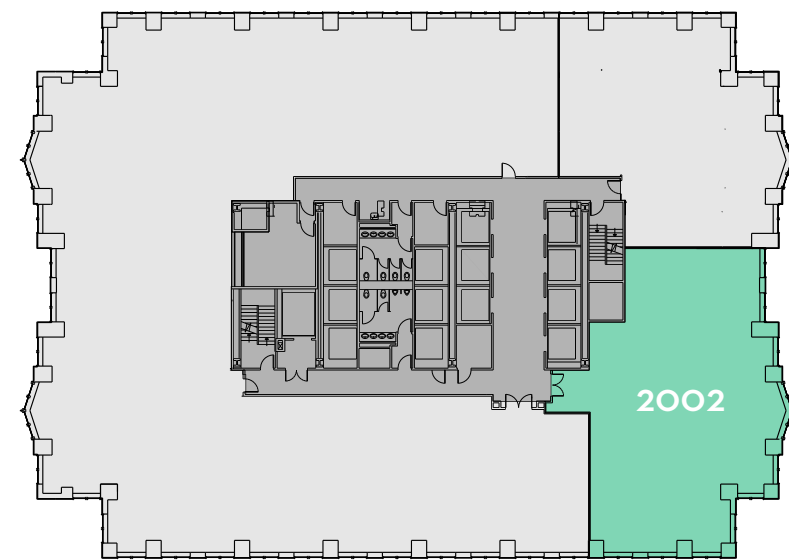
Workstations
  Collaboration  
 Private Offices
  Pantry / Café



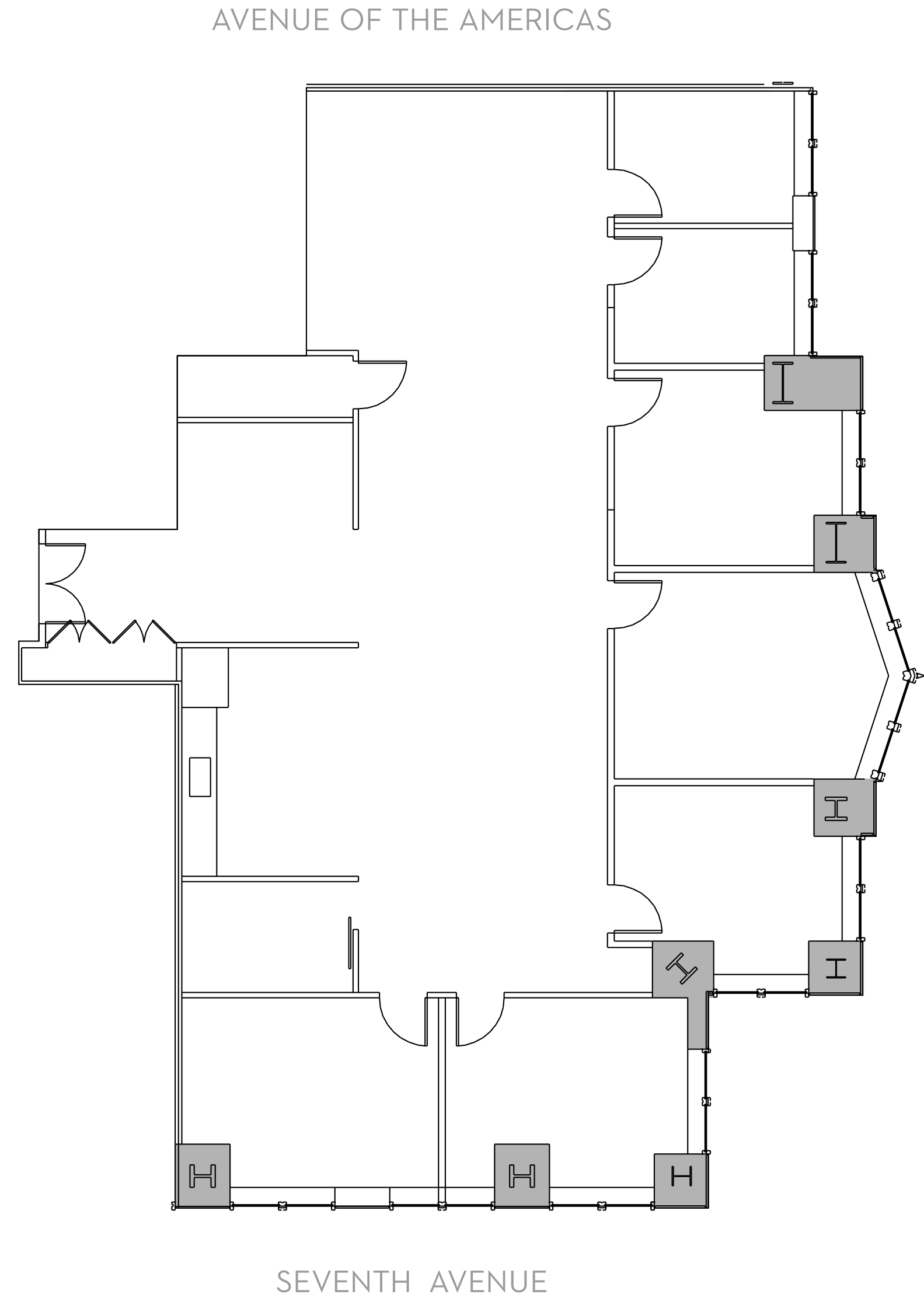
# SUITE 2002

20TH FLOOR

4,371 RSF



WEST 54th STREET



WEST 53rd STREET



# SUITE 2302

AVENUE OF THE AMERICAS

## 23RD FLOOR

5,274 RSF

Available now for direct lease | Pre-existing condition

[View on VTS →](#)

### PERSONNEL

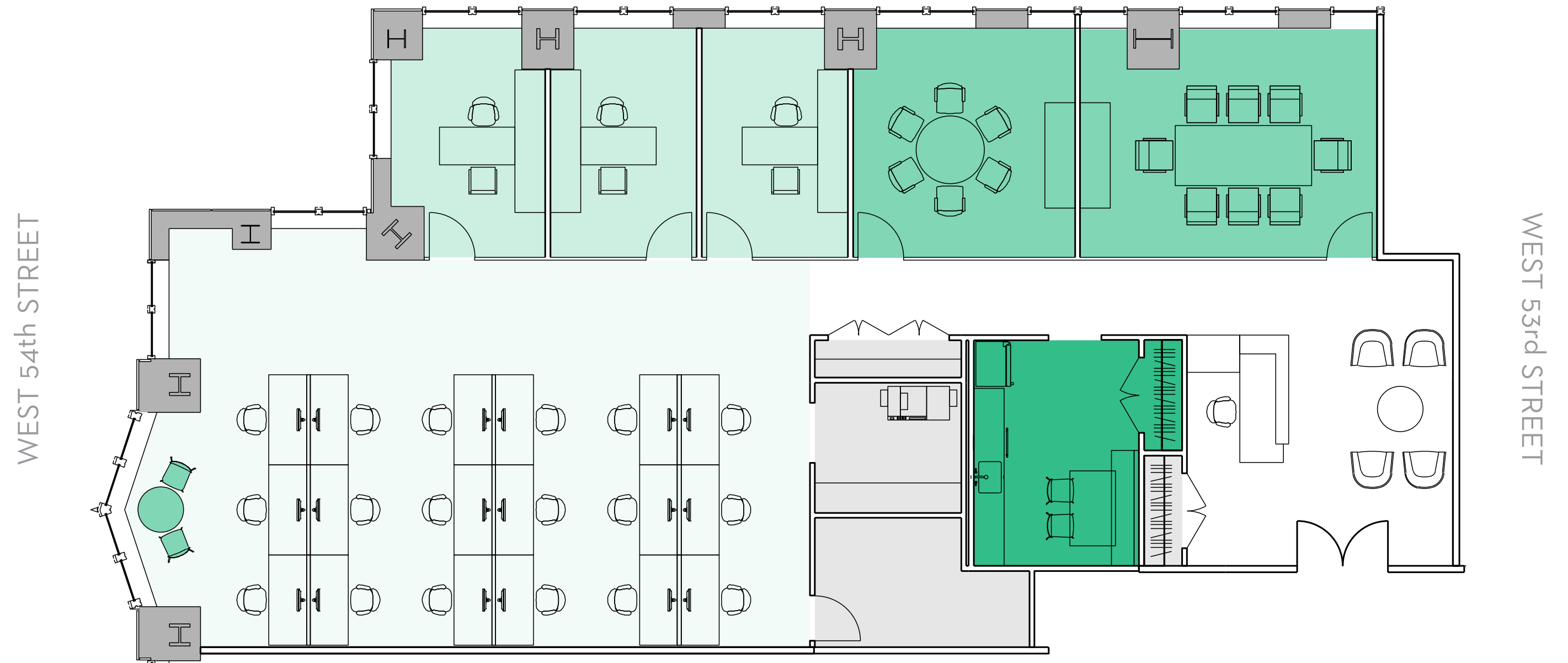
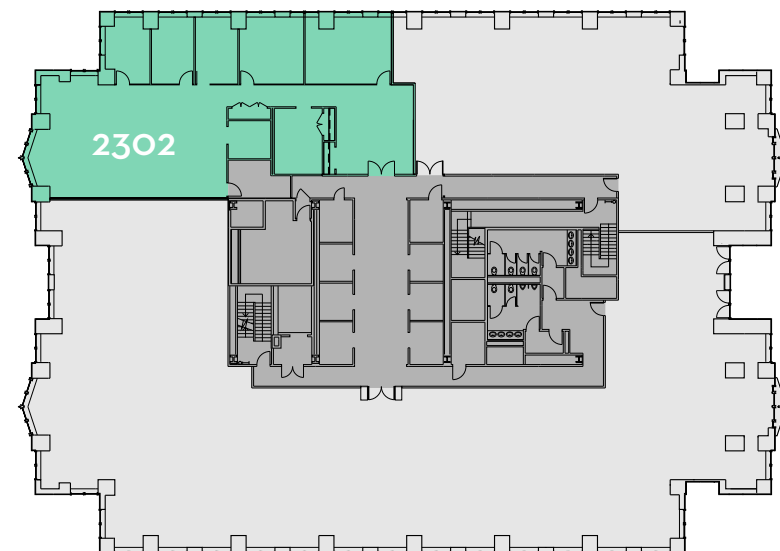
| SPACE TYPE           | PLAN      |
|----------------------|-----------|
| POA                  | 3         |
| WSA                  | 18        |
| Receptionist         | 1         |
| <b>TOTAL</b>         | <b>22</b> |
| Office : Workstation | 14%   86% |

### COLLABORATION

| SPACE TYPE                   | SEATS         | PLAN     |           |
|------------------------------|---------------|----------|-----------|
|                              |               | SPACE    | SEATS     |
| Conference                   | 8             | 1        | 8         |
| Conference                   | 6             | 1        | 6         |
| Café                         | 4             | 1        | 4         |
| Meeting                      | 2             | 1        | 2         |
| <b>TOTAL</b>                 |               | <b>4</b> | <b>20</b> |
| Collaborative Seats / Person | 0.91 / person |          |           |

### SUPPORT

| SPACE TYPE        | PLAN |
|-------------------|------|
| Reception         | 1    |
| Pantry            | 1    |
| Copy / Print Area | 1    |
| Coats             | 2    |
| Storage           | 1    |
| IDF               | 1    |



SEVENTH AVENUE

Workstations
  Collaboration
  Pantry / Café



PREBUILT SPACE



PREBUILT KITCHEN





EASILY-CONFIGURED PERIMETER OFFICES



TOWER FLOORS WITH 360-DEGREE VIEWS

# COLUMN-FREE FLOORS







FLEXIBLE OFFICE LAYOUTS

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# CAMPUS AMENITIES

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# CONCOURSE LEVEL AMENITY SPACE

The new large-scale conference and amenity center at 1301 Avenue of the Americas will be available exclusively to tenants within Paramount's New York portfolio.



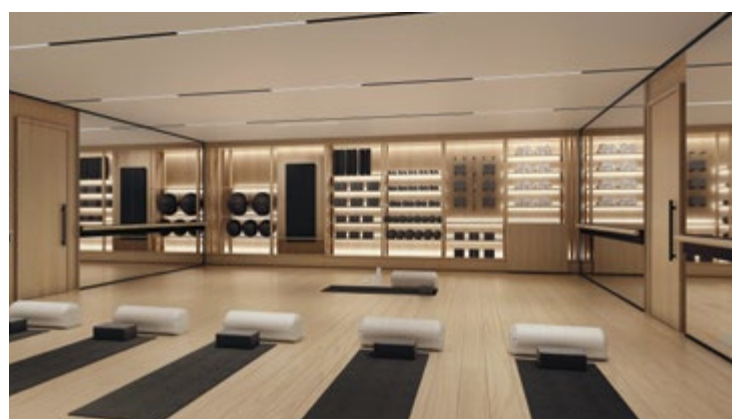
Boardroom



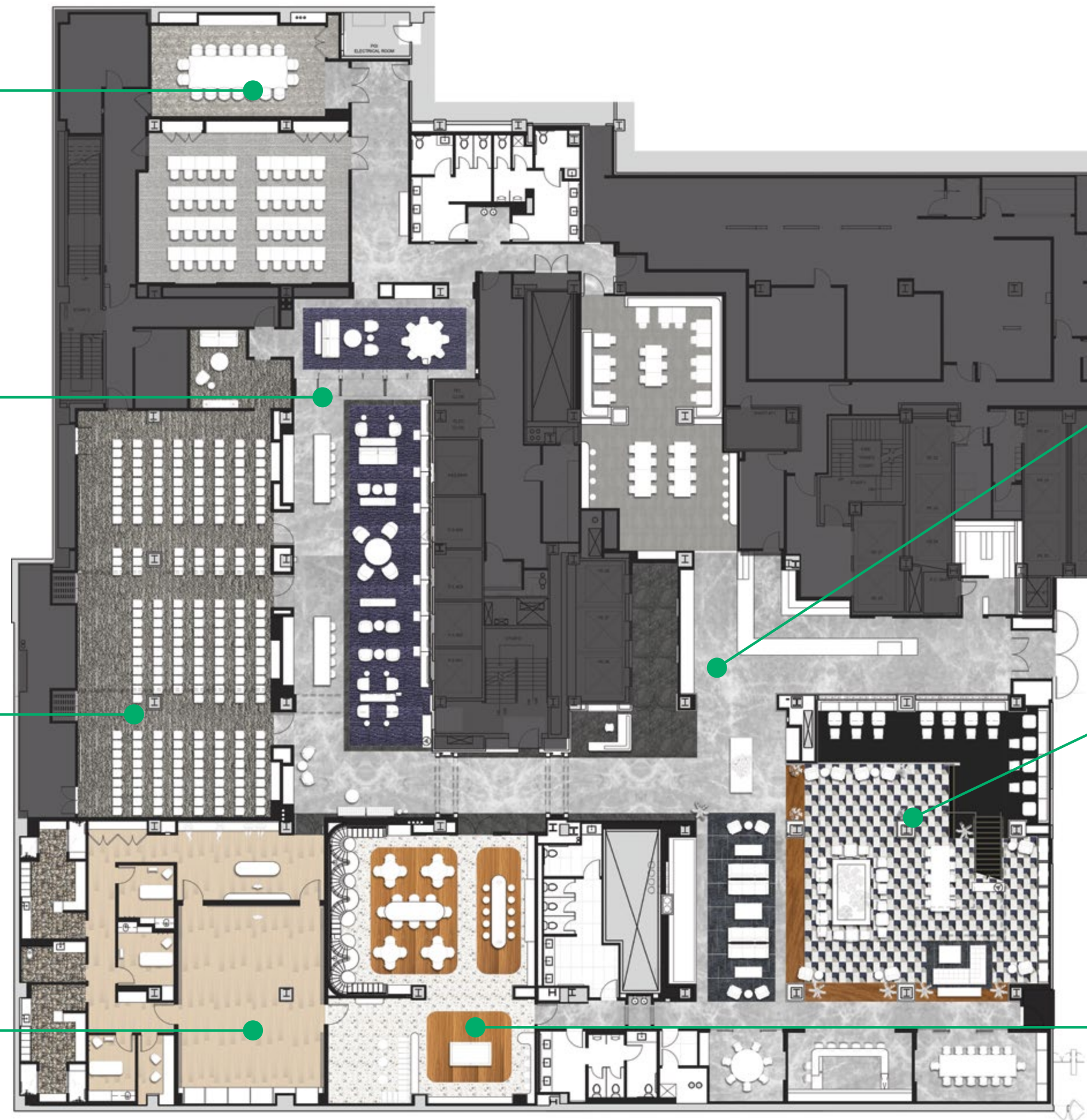
Business Lounge



Auditorium



Wellness Studio



Reception – Street Level



Cafe



Atrium



Team Lounge



STREET LEVEL ENTRANCE TO AMENITY CENTER

PARAMOUNT  
CLUB



CONCOURSE LEVEL ATRIUM



**STARTERS**

|                 |         |                 |         |
|-----------------|---------|-----------------|---------|
| CHEESE DAHLI    | \$ 11.5 | FRENCH FRIES    | \$ 11.5 |
| CHICKEN CARRY   | \$ 10.5 | EGGPLANT MASHUP | \$ 10.5 |
| CHICKEN NUGGETS | \$ 11.5 | GREEN SUSHI     | \$ 11.5 |
| MARINATED SALAD | \$ 11.5 | GRILLED SPICY   | \$ 11.5 |
| CHICKEN STEAK   | \$ 12.5 |                 |         |
| SHREDDED KIDNEY | \$ 12.5 |                 |         |
| SAVY CORN FRY   | \$ 12.5 |                 |         |
| CHICKEN SAMOSA  | \$ 12.5 |                 |         |
| CHICKEN PANE    | \$ 12.5 |                 |         |

**MAIN MENU**

|                     |         |               |         |
|---------------------|---------|---------------|---------|
| BAKED LEMON CHICKEN | \$ 11.5 | BAKED CHICKEN | \$ 11.5 |
| CHICKEN RIGGETT     | \$ 11.5 | CHICKEN PASTA | \$ 11.5 |
| ROASTED STEAK       | \$ 11.5 | BAKED PORK    | \$ 11.5 |

**BEER**

|       |       |
|-------|-------|
| LAGER | \$ 12 |
| IPA   | \$ 12 |
| STOUT | \$ 12 |
| WINE  | \$ 12 |

PARAMOUNT  
CAFE

IN-BUILDING CAFE



BUSINESS LOUNGE



BOARDROOM





TEAM LOUNGE



WELLNESS STUDIO



AUDITORIUM



NEWLY RENOVATED 54TH STREET LOBBY



NEWLY RENOVATED LOBBY



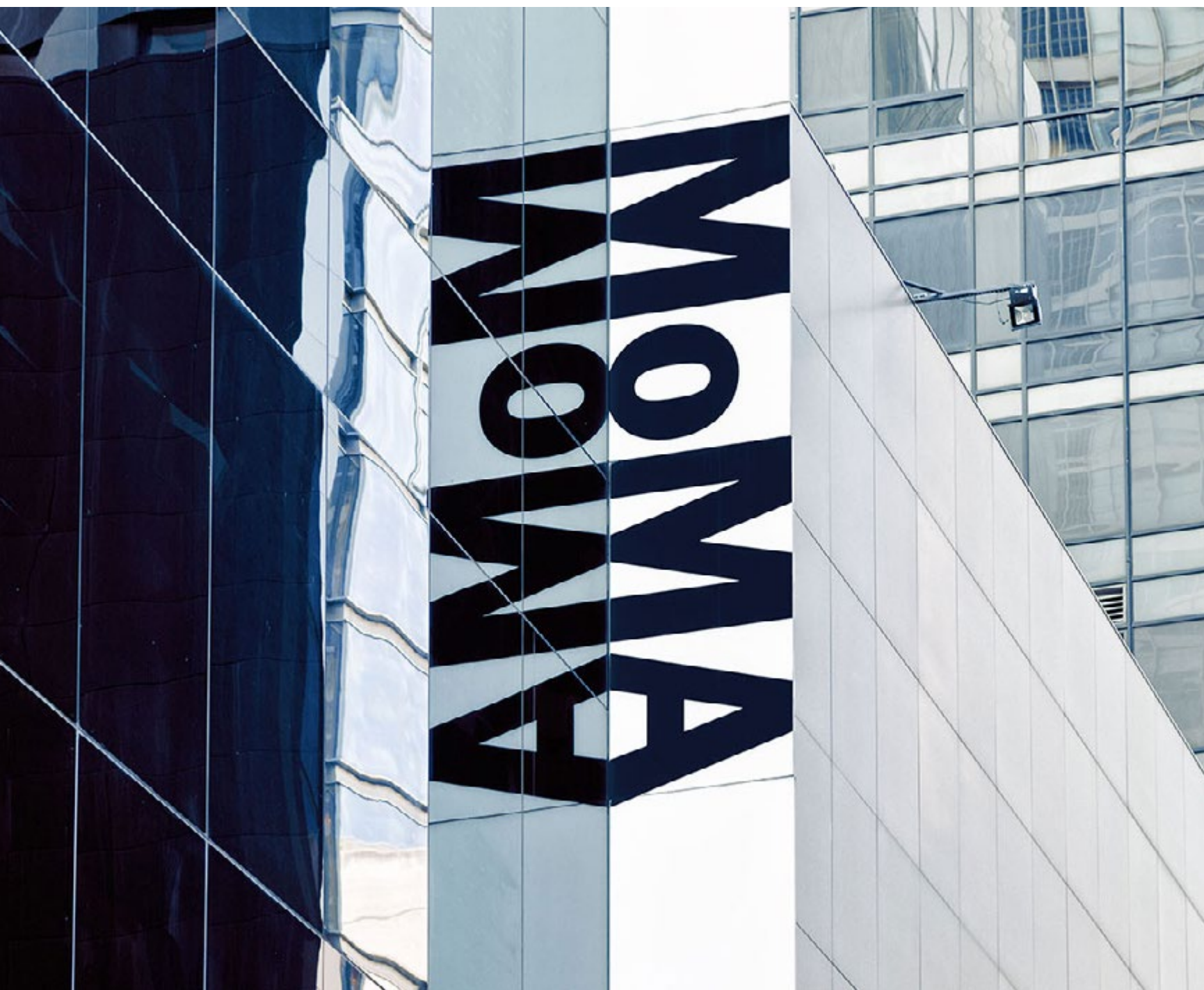
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LOCATION

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# PUTTING THE MID IN MIDTOWN

Located in the true center of Manhattan, 1325 AoA could not be more ideally situated. Be minutes away from numerous, well-known neighborhood sites, including Central Park, Rockefeller Center, and Grand Central Station. Here, Midtown East and Midtown West are one and the same.





# POINTS OF INTEREST

## DINING

- Barcelona Bar
- Bareburger
- Beyond Sushi
- Chop't
- Del Frisco's
- Dig
- Fig & Olive
- Ippudo
- La Grande Boucherie
- Le Bernardin
- Le Pain Quotidien
- Melt Shop
- Nobu Fifty Seven
- Ocean Prime
- Pret a Manger
- Roast Kitchen
- Tanner Smith's
- The Little Beet
- The Meatball Shop
- The Modern
- Urbanspace

## HOTELS

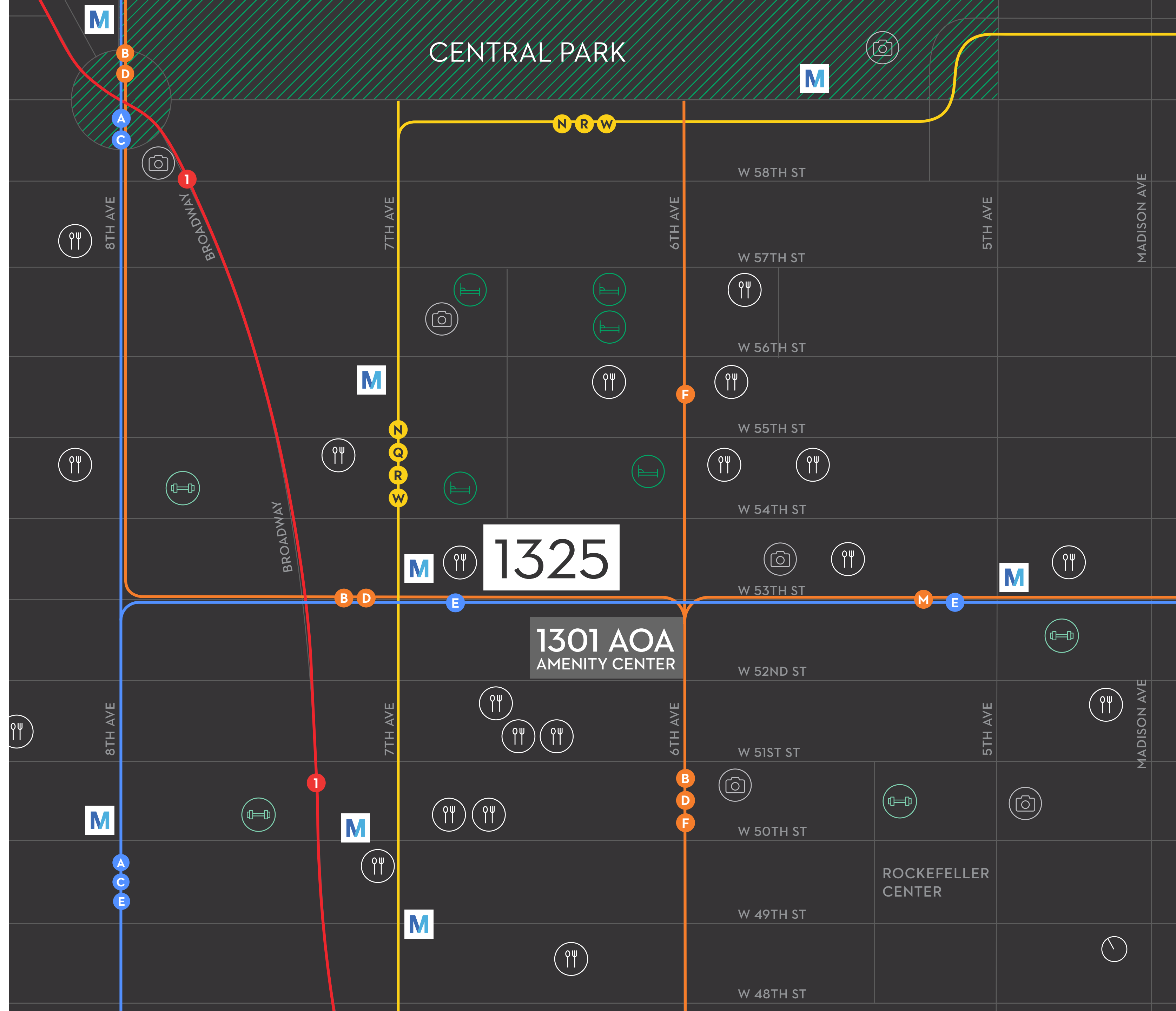
- Carnegie Hotel Midtown
- Conrad New York
- Hilton Hotel
- Thompson Central Park
- Viceroy Hotel

## FITNESS

- Crunch 54th Street
- Equinox 53rd Street
- Equinox Rockefeller
- Equinox West 50th Street

## CULTURE

- Carnegie Hall
- Central Park
- Columbus Circle
- MoMA
- Radio City Music Hall
- Rockefeller Center



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# BUILDING DETAILS

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# BUILDING SPECIFICATIONS

## GENERAL DESCRIPTION

**Owner:** 1325 Avenue of the Americas L.P.

**Managing Agent:** Paramount Group, Inc.

**Year Completed:** 1989

**Gross Building Area:** 771,049 rentable square feet

## LOCATION

The building is located on West 53rd & 54th Streets, between 6th & 7th Avenues.

## ARCHITECT

Kohn Pederson Fox

## CONSTRUCTION DETAILS

**Number of Floors:** 34

**Floor layout:** Rectangular floor plates have a column free interior with 42ft. 6in. core to perimeter. Distances range from 32-53 ft.

**Typical Floor Size:** Floor plates range in size from 22,000 -25,000 SF

**Floor Load Capacity:** Design live load is 70 lbs/sq. ft.

**Full floor Loss Factor:** 27%

**Windows:** Double pane insulated set between column & masonry openings at 6ft. width and 7ft. in height.

**Mullion Spacing:** Typically 3ft.

**Typical Slab Heights:** Standard height is 12ft. 4in.

**Leed Status:** LEED Gold

**Energy Star Rated:** Energy Star rating received 2012

## HVAC

**Air Conditioning:** Base Building HVAC system includes one direct expansion variable volume, 54 to 60 ton air conditioning unit with free cooling coil per floor. The unit is located in a mechanical room on each floor. Each unit has a total air quantity of 20,000 CFM.

**Equipment Rooms:** Main mechanical systems are located on the 4th, 35th and Cellar levels.

**Zoning:** There are (8) risers which supply heating to 12 zones per floor.

**Standard Hours of HVAC Operation:** Monday – Friday: 8:00 am to 6:00 pm

**Supplemental HVAC:** For direct tenant use only.

## ELECTRICITY

**General:** Electric service enters through five (5) transformer vaults housing three (3) 2,500 kva transformers: (2) vaults are for future additional load requirements. In coming service to the building consists of four (4) 4,000 amp service 265/460 volts, 3 phases, 4 wires feeding into service switch boards. The switch board services buss risers located in the north and south electric closets for tenant and mechanical requirements.

**Method of Measuring Tenant Consumption:** Submetered or directly metered by utility.

## LIFE SAFETY

**Sprinkler System:** The building is fully sprinklered.

**Fire Panel:** The Fire Command Station is located in the main lobby of the building. The Class “E” System is manned 24/7 and connected to a central monitoring service which will dispatch the NYC Fire Department as required.

**Emergency Power:** A 1,200 KW diesel powered generator services all life safety systems, public area lighting, elevators, BMS and security systems.

## TELEPHONE SYSTEMS

One telephone closet per floor. The main telephone room is located in the cellar.

## BATHROOMS

Floor finishes includes 1" unglazed gray ceramic tiles. The 1" wall tile is white and gray. Both men’s and women’s washrooms feature cove lighting, mirrored vanity with green and white accents.

## PASSENGER ELEVATORS

**Manufacturer:** Otis Elevator

**Number of Elevators:** 13

**Elevator Size:** 78" wide by 8' high

**Elevator Speed:** Bank “A” 700 FPM; Bank “B” 1,000 FPM

## FREIGHT ELEVATORS

**Manufacturer:** Otis Elevator

**Number of Elevators:** 1

**Elevator Capacity:** 6,000 lbs.

**Elevator Size:** 72"W x 117"D x 144" H

**Door Opening:** 47"W x 104"H

**Elevator Speed:** 500 FPM

## LOADING DOCK

The loading dock is located on 54th Street and has three bays with two hydraulic lift gates.

## OTHER INFORMATION

**Security:** Uniformed security personnel and certified Fire Safety Directors are on duty 24 hours a day, seven days a

week. The building has a state of the art 24-hour electronic surveillance system monitoring all public areas and elevator cabs. Tenants carry identification cards to gain access to the building.

**Messenger center:** The messenger center is open every business day from 8:00 AM to 6:00 PM. Uniformed personnel receive and deliver all incoming mail and packages delivered via messenger service. All packages are accurately recorded and documented.

## LOBBY

The building has entrances to its lobby on both 53rd Street and 54th Street. The lobby finishes include polished granite and marble with terrazzo floor surfaces. There are two elevator banks servicing the low-rise and the high-rise floors. The passenger elevators are equipped with marbled interior panels and stainless steel finishes.

## TECHNOLOGY

**Internet Service Providers:**

- Cablevision Lightpath
- Cogent Communications Inc
- Lumen
- Lighttower Fiber Networks

**Tenant Amenity Application:**

- Access to exclusive deals and promotions
- Amenity reservations
- Community & marketplace platforms
- Local info (news, events, transportation, wait times, etc)
- Real-time building information and announcements
- Work order submissions

**Mobile Access:**

- Apple Wallet enabled
- Bluetooth
- NFC

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# OWNERSHIP

Paramount Group, Inc. is a real estate investment and management firm with inhouse expertise in asset management, property management, leasing, acquisition, repositioning, redevelopment and financing. Established in 1978 by Werner Otto, Paramount is one of the largest publicly-owned real estate companies headquartered in New York City. Over several decades and numerous market cycles, Paramount has provided first class properties, services and amenities to its tenants. Albert Behler, President and CEO, has led Paramount since 1991 and, along with a seasoned, committed and proven management team, has assembled the company's current 13 million-square-foot portfolio of high quality, Class A office building investments, a retail property, as well as debt and equity investments in New York and San Francisco.

[pgre.com](http://pgre.com)

# PARAMOUNT GROUP

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