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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.

**5K-25K RSF**

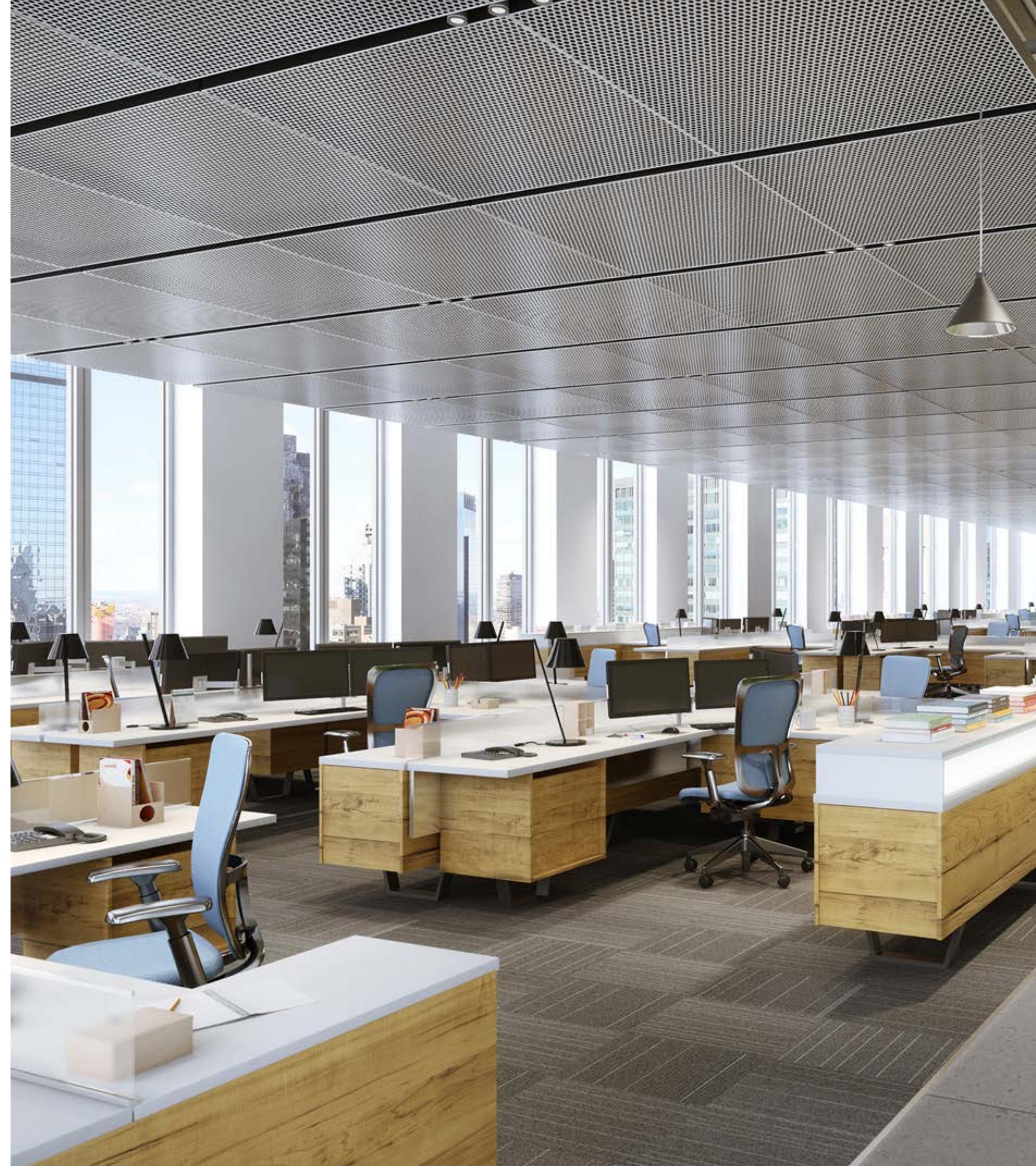
Pre-built/build-to-suit suites

**12' 4"**

Typical slab height

**25K SF**

Column-free floorplates



# TOWER FLOORS NOW AVAILABLE

[View on VTS →](#)

**12,205 RSF**

Partial 25th floor available now  
and 7/1/26

**9,621 RSF**

Partial 20th floor available now  
(Suite 2002)

**4,720 RSF**

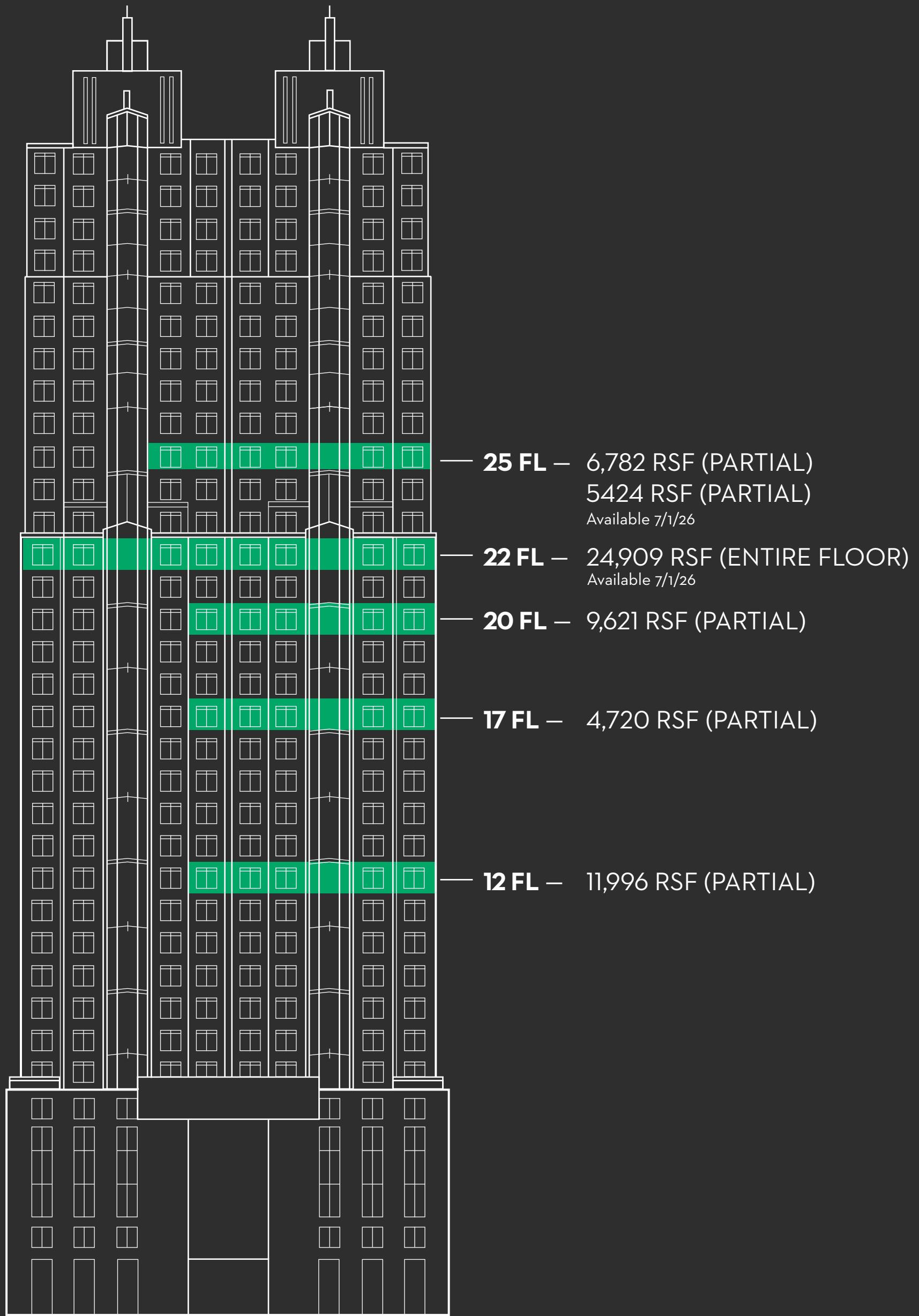
Partial 17th floor available 3/15/26

**24,909 RSF**

Entire 22nd floor available 7/1/26

**11,996 RSF**

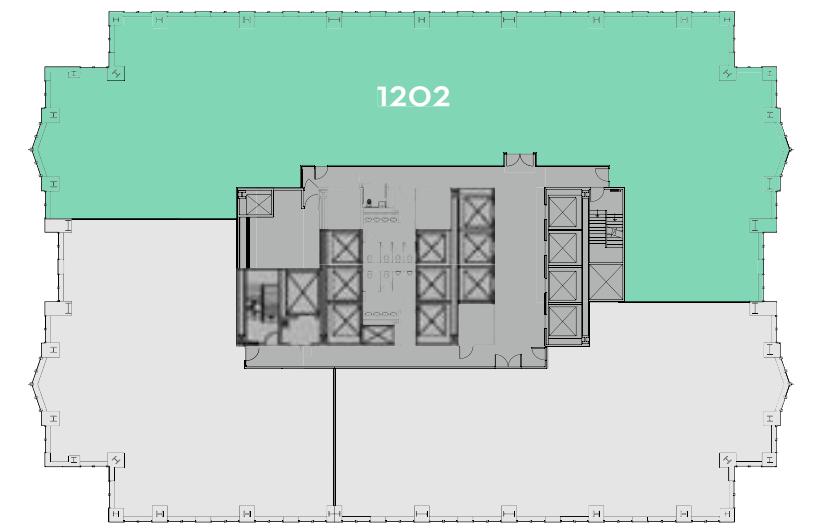
Partial 12th floor available now



# SUITE 1202

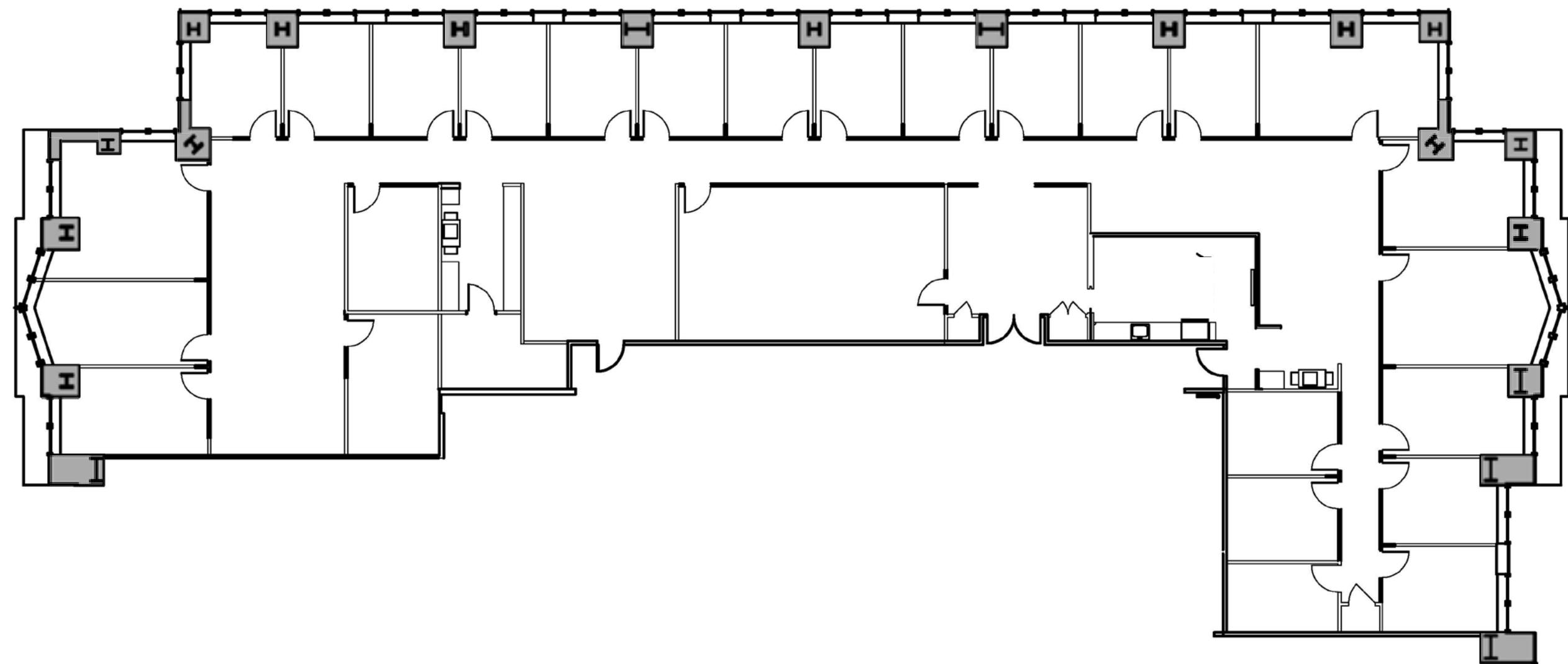
12TH FLOOR

11,996 RSF  
As-built



WEST 54th STREET

AVENUE OF THE AMERICAS



SEVENTH AVENUE

WEST 53rd STREET

# SUITE 1701

## 17TH FLOOR

4,720 RSF

New prebuilt unit

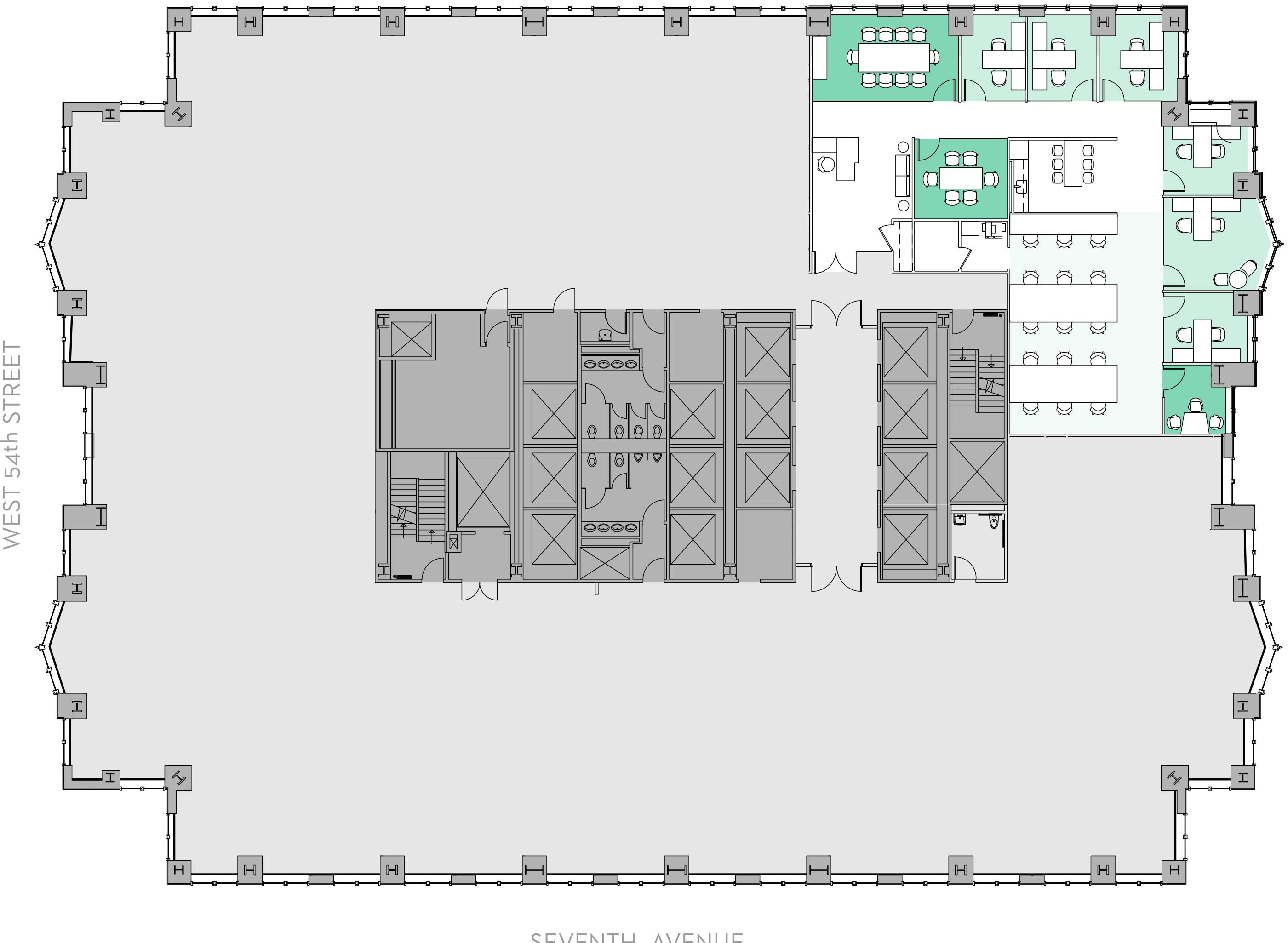
### PERSONNEL

SPACE TYPE	PLAN
Offices	6
Workstations	15
Receptionist	1
<b>TOTAL</b>	<b>22</b>

### COLLABORATION

SPACE TYPE	PLAN
Enclosed Collab.	19
<b>TOTAL</b>	<b>19</b>

AVENUE OF THE AMERICAS



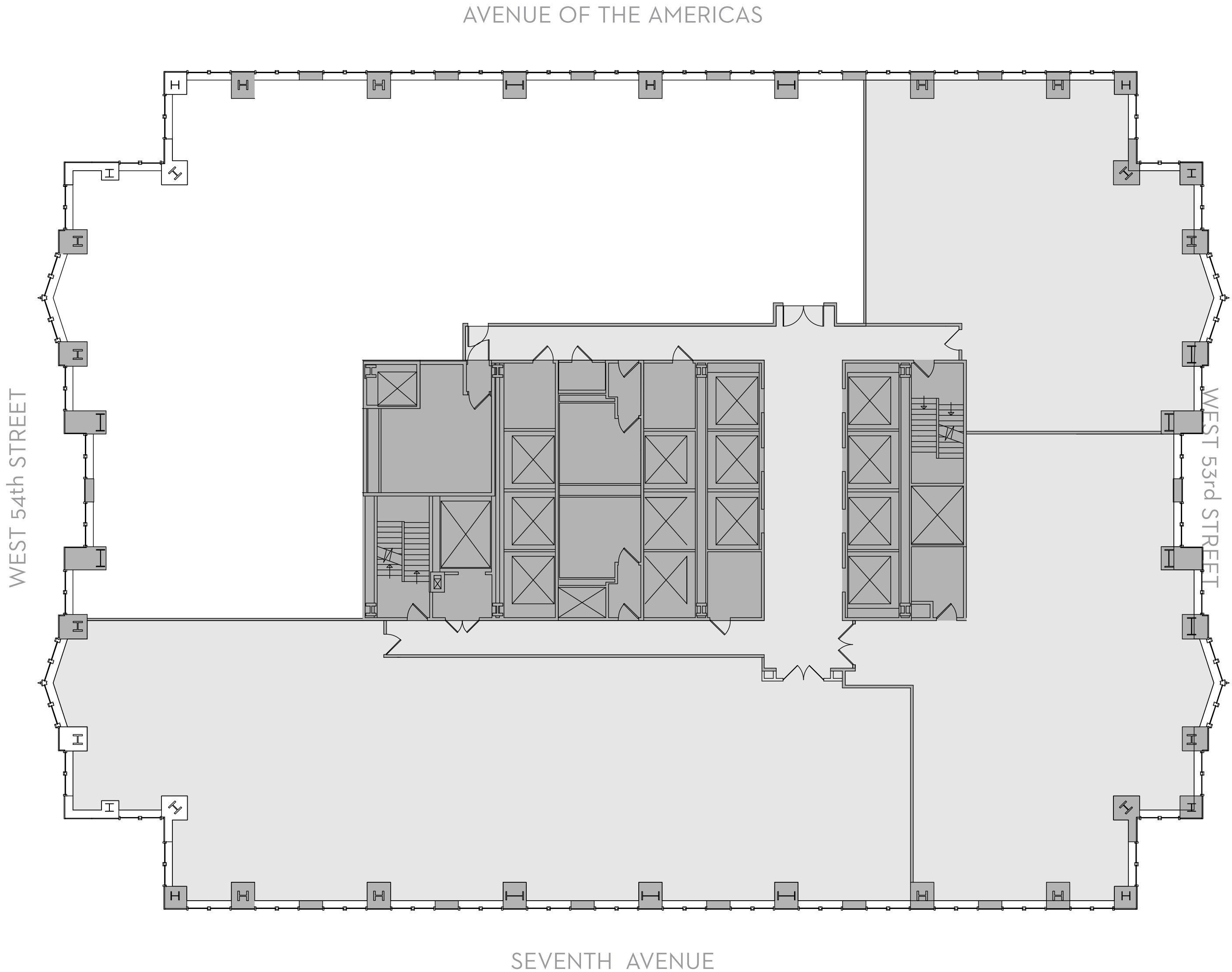
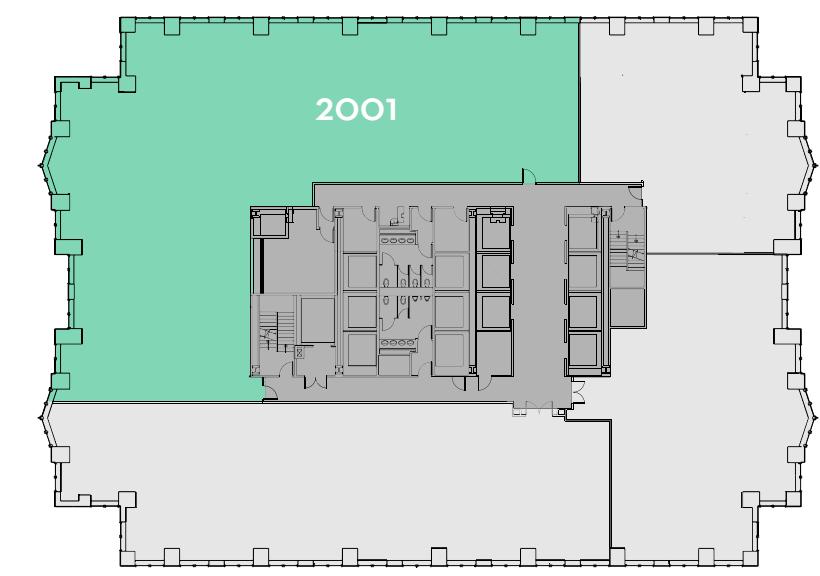
Workstations  
Private Offices  
Collaboration  
Pantry / Café



# SUITE 2001

## 20TH FLOOR

Core Plan  
9,621 RSF



SEVENTH AVENUE

AVENUE OF THE AMERICAS

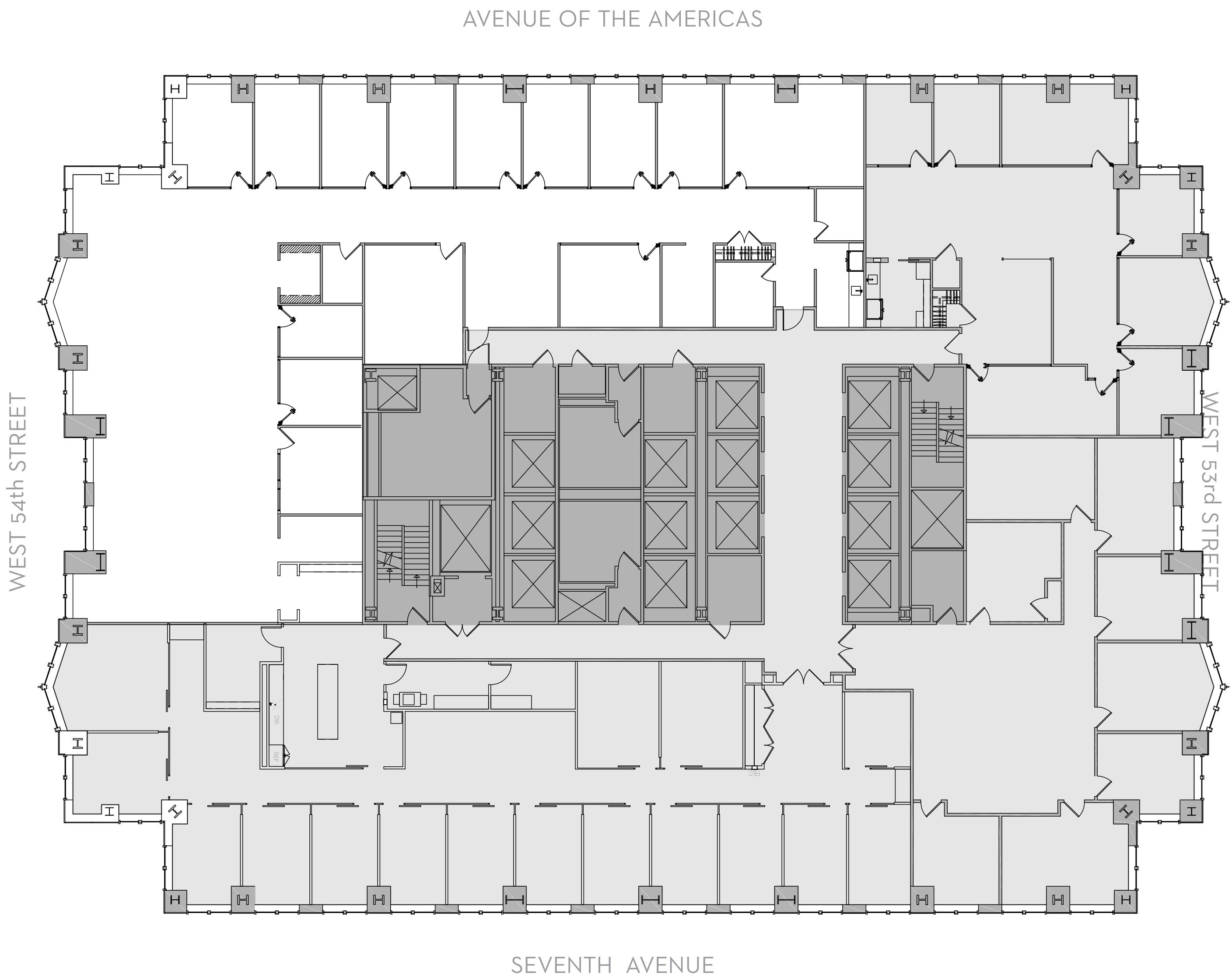
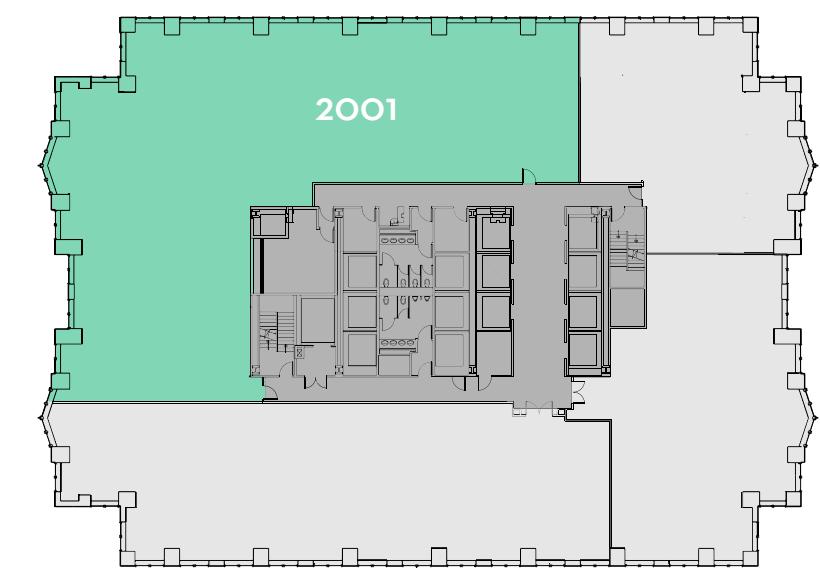


# SUITE 2001

20TH FLOOR

9,621 RSF

As-built



# SUITE 2001

## 20TH FLOOR

Test-Fit  
9,621 RSF

### PERSONNEL

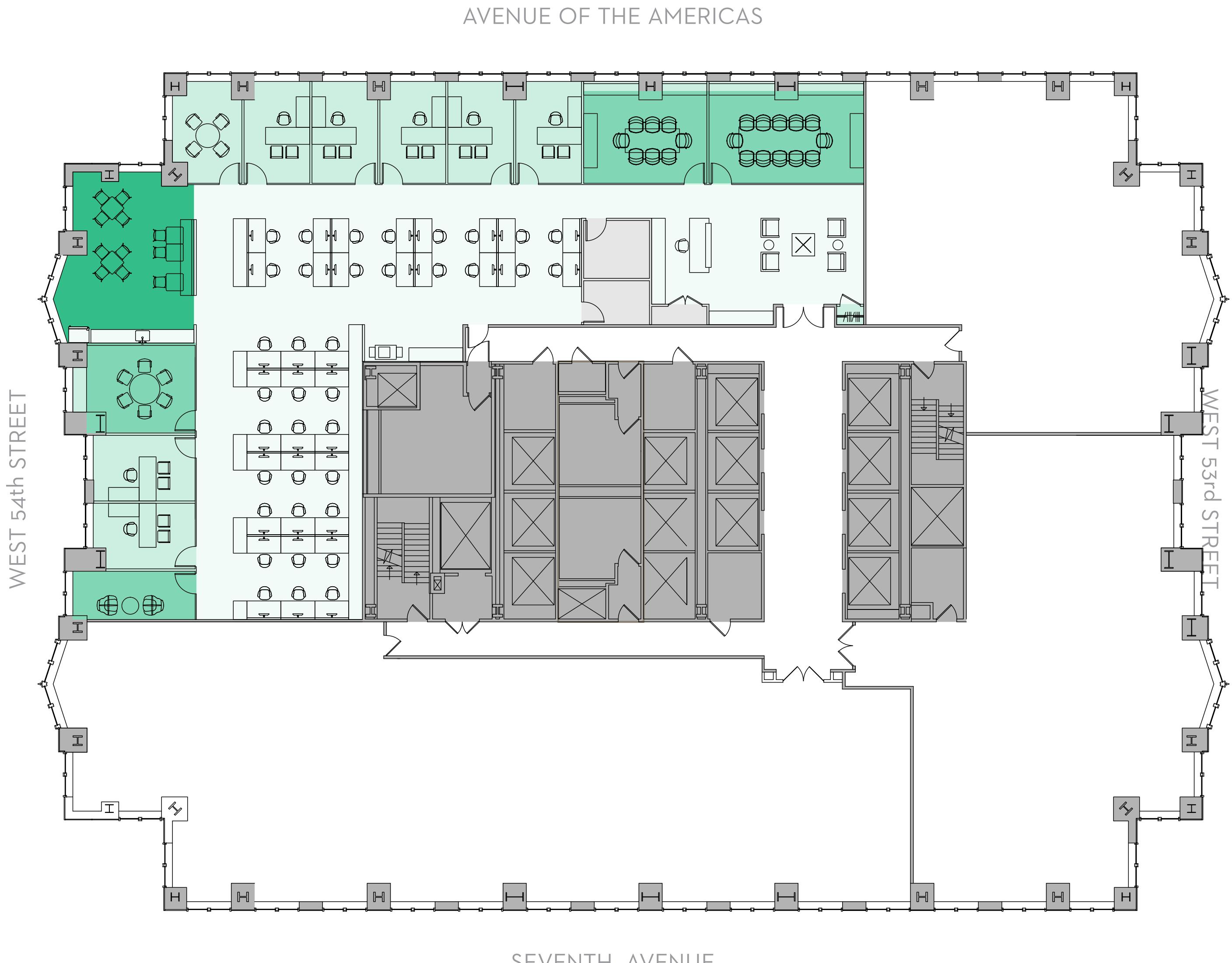
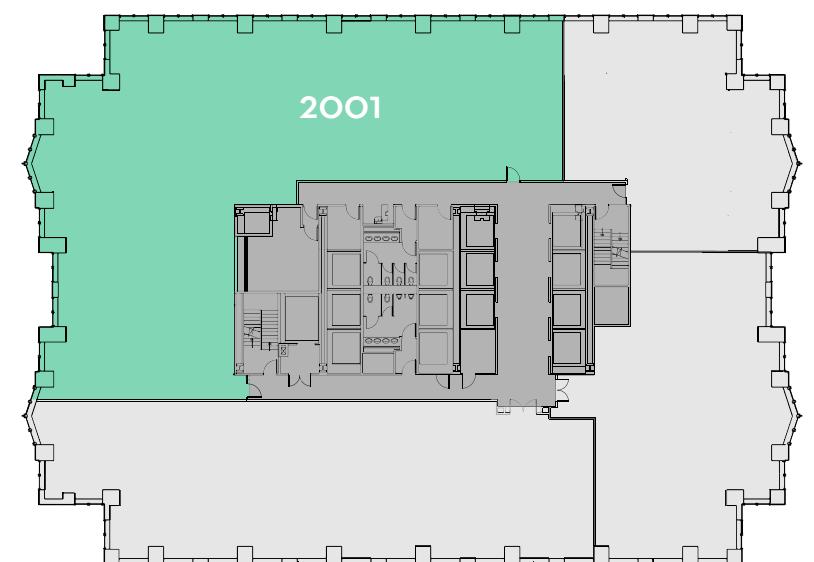
SPACE TYPE	PLAN
Offices	7
Workstations	37
Reception	1
<b>TOTAL</b>	<b>45</b>
Office : Workstation	16%   84%
RSF / Seat	214

### SUPPORT

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

### 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>



Workstations  
Private Offices  
Collaboration  
Pantry / Café

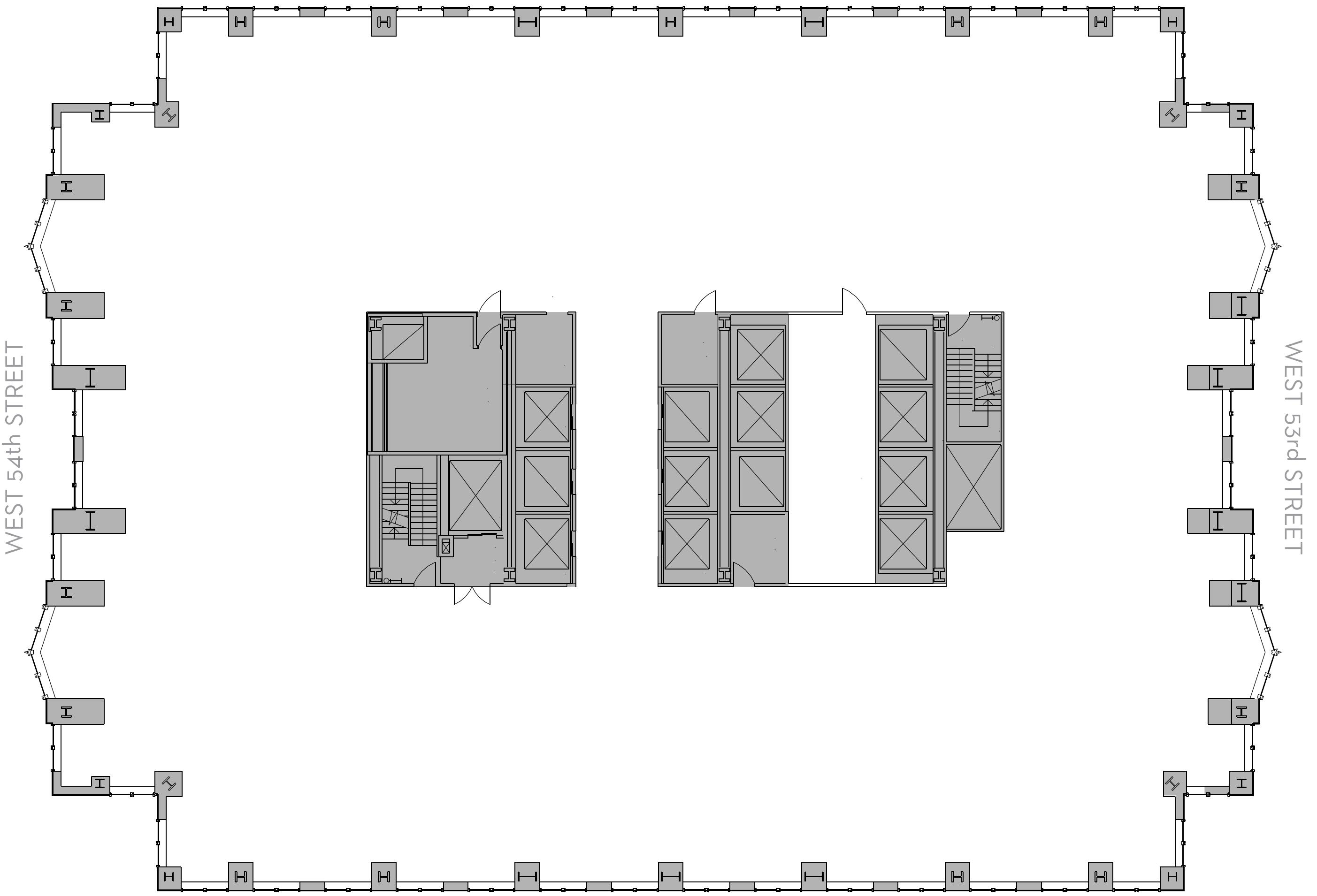


# ENTIRE FLOOR

22TH FLOOR

24,909 RSF

AVENUE OF THE AMERICAS



SEVENTH AVENUE

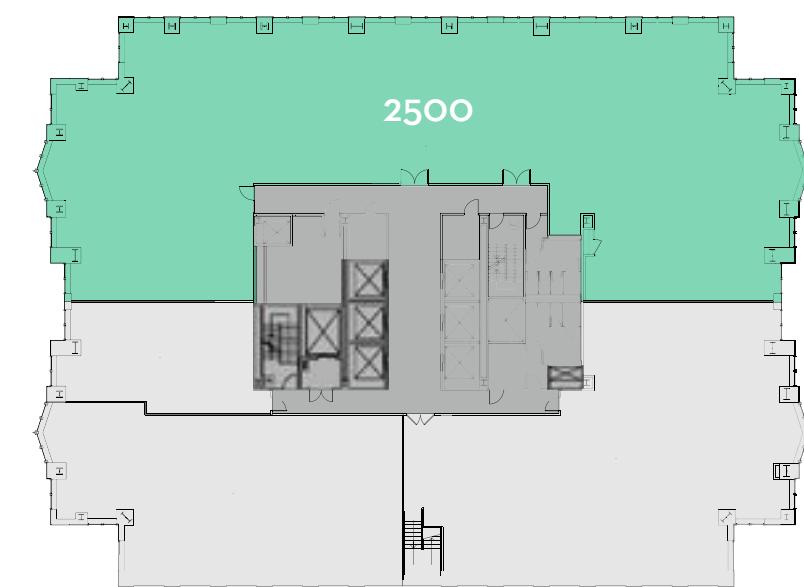
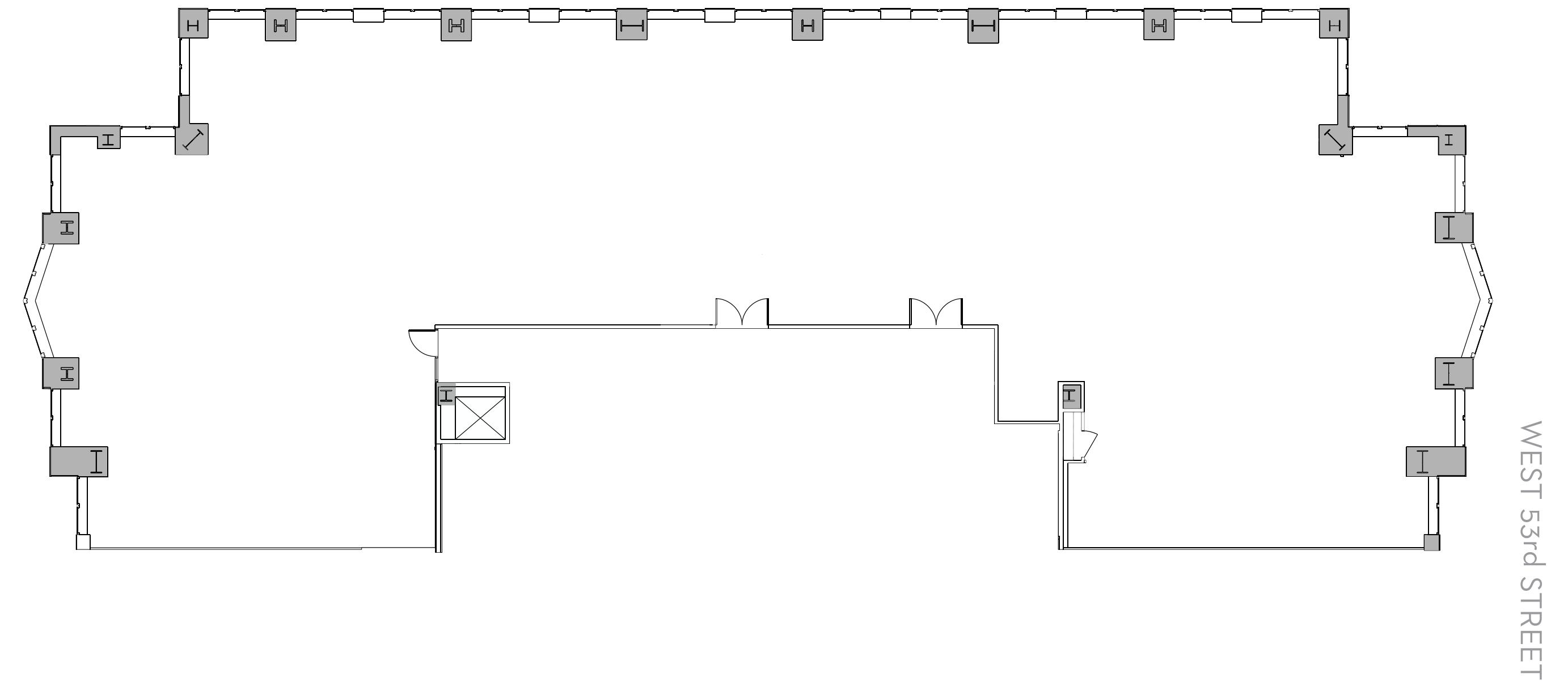


# SUITE 2500

25TH FLOOR

12,205 RSF

AVENUE OF THE AMERICAS



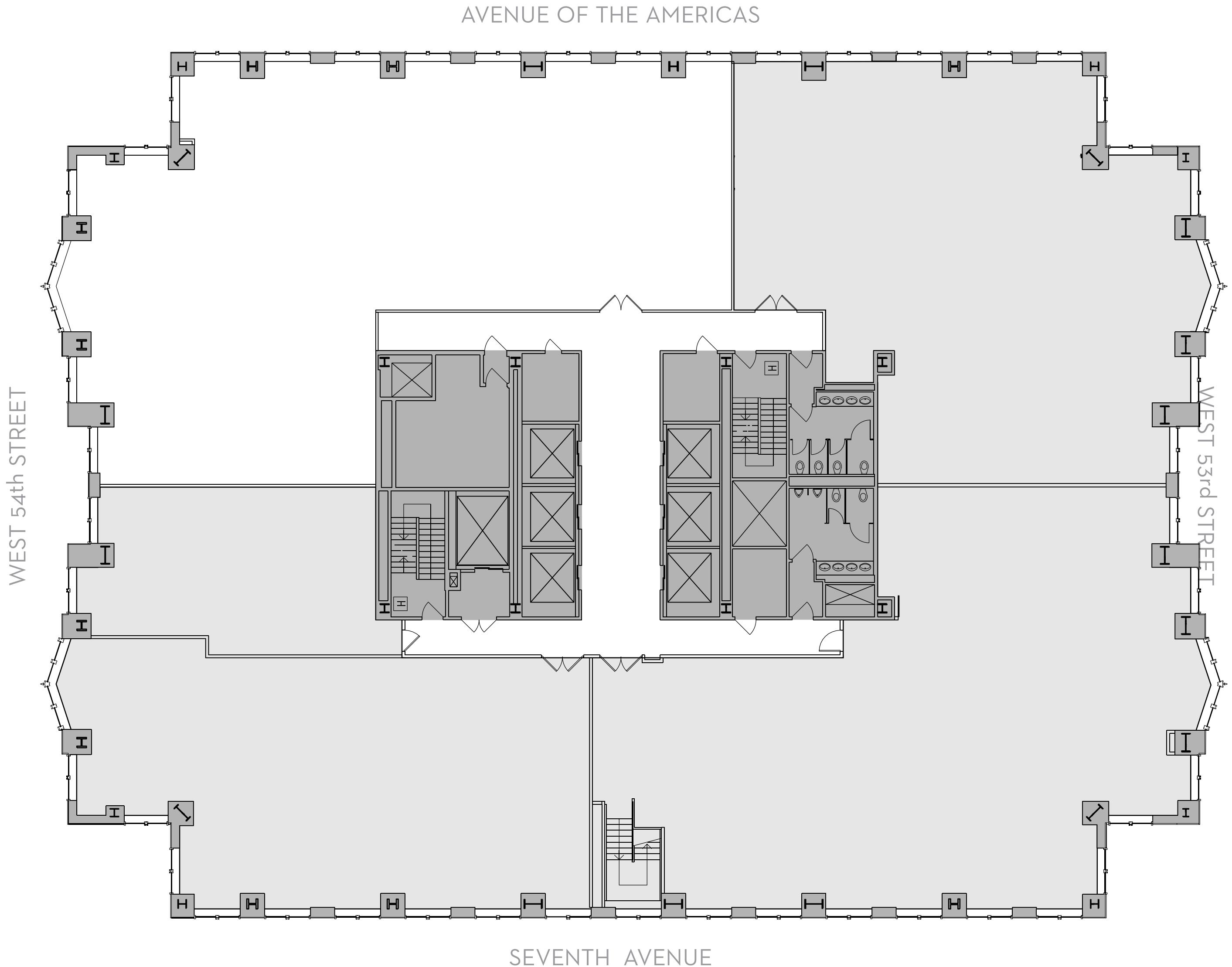
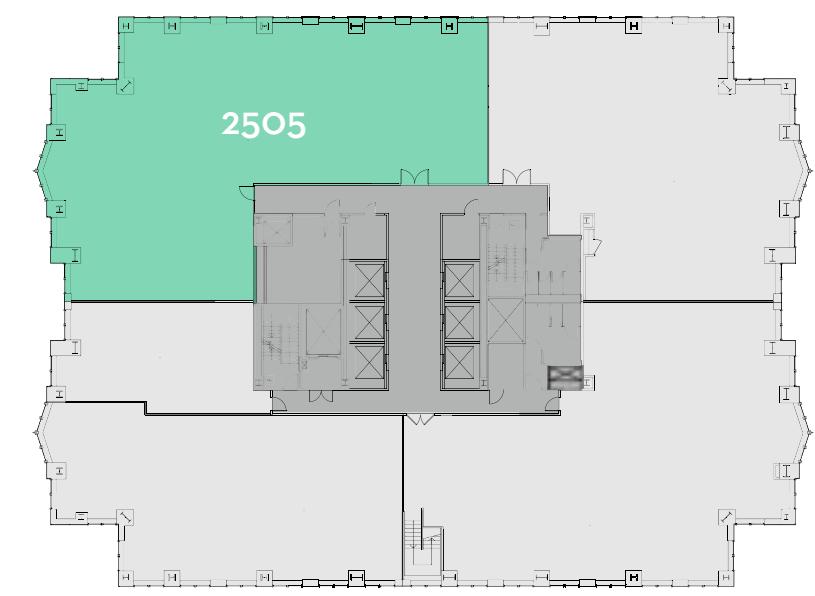
SEVENTH AVENUE



# SUITE 2501

25TH FLOOR

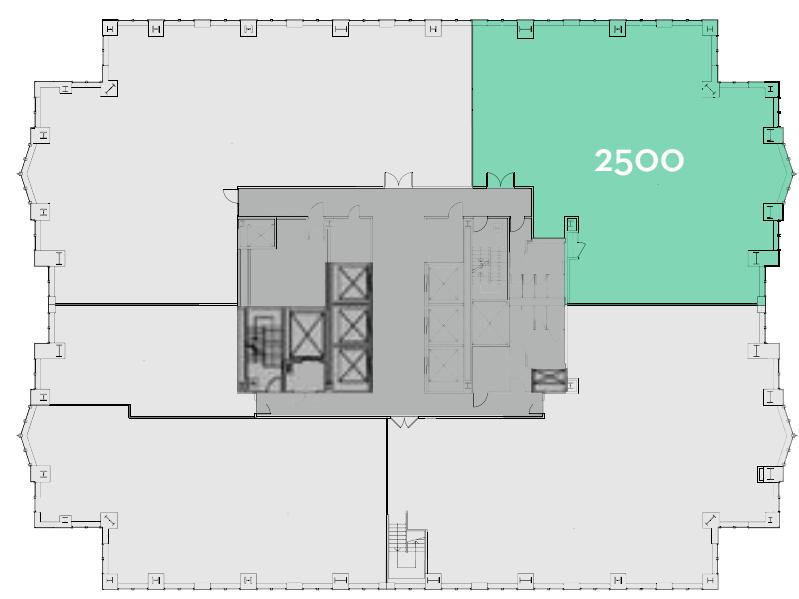
6,782 RSF



# SUITE 2500

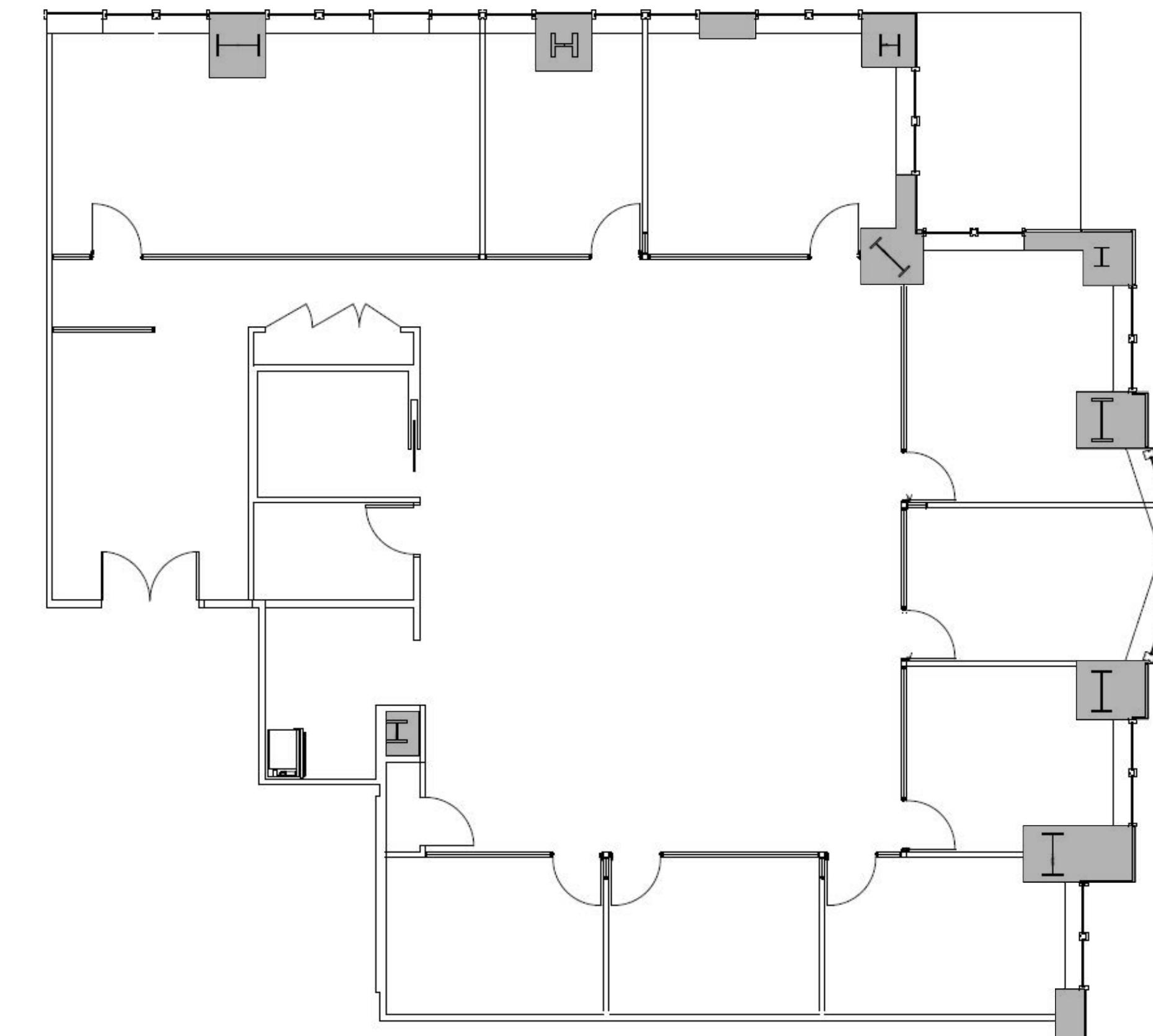
## 25TH FLOOR

As-built



WEST 54th STREET

AVENUE OF THE AMERICAS



SEVENTH AVENUE

WEST 53rd STREET



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 Paramount Club at 1301 Avenue of the Americas is available exclusively to tenants within Paramount's New York portfolio.



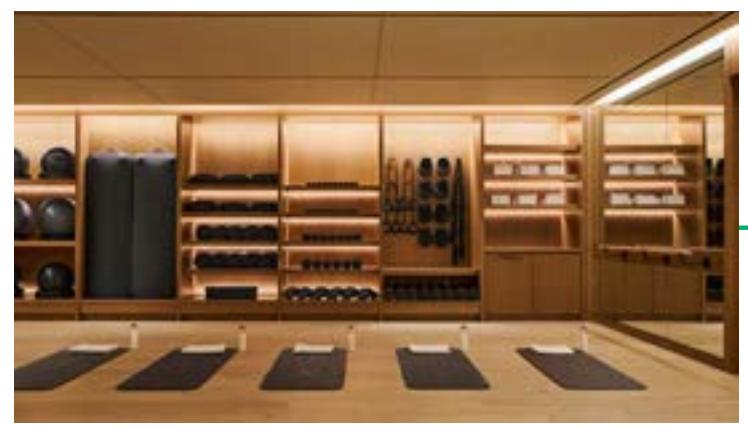
Boardroom



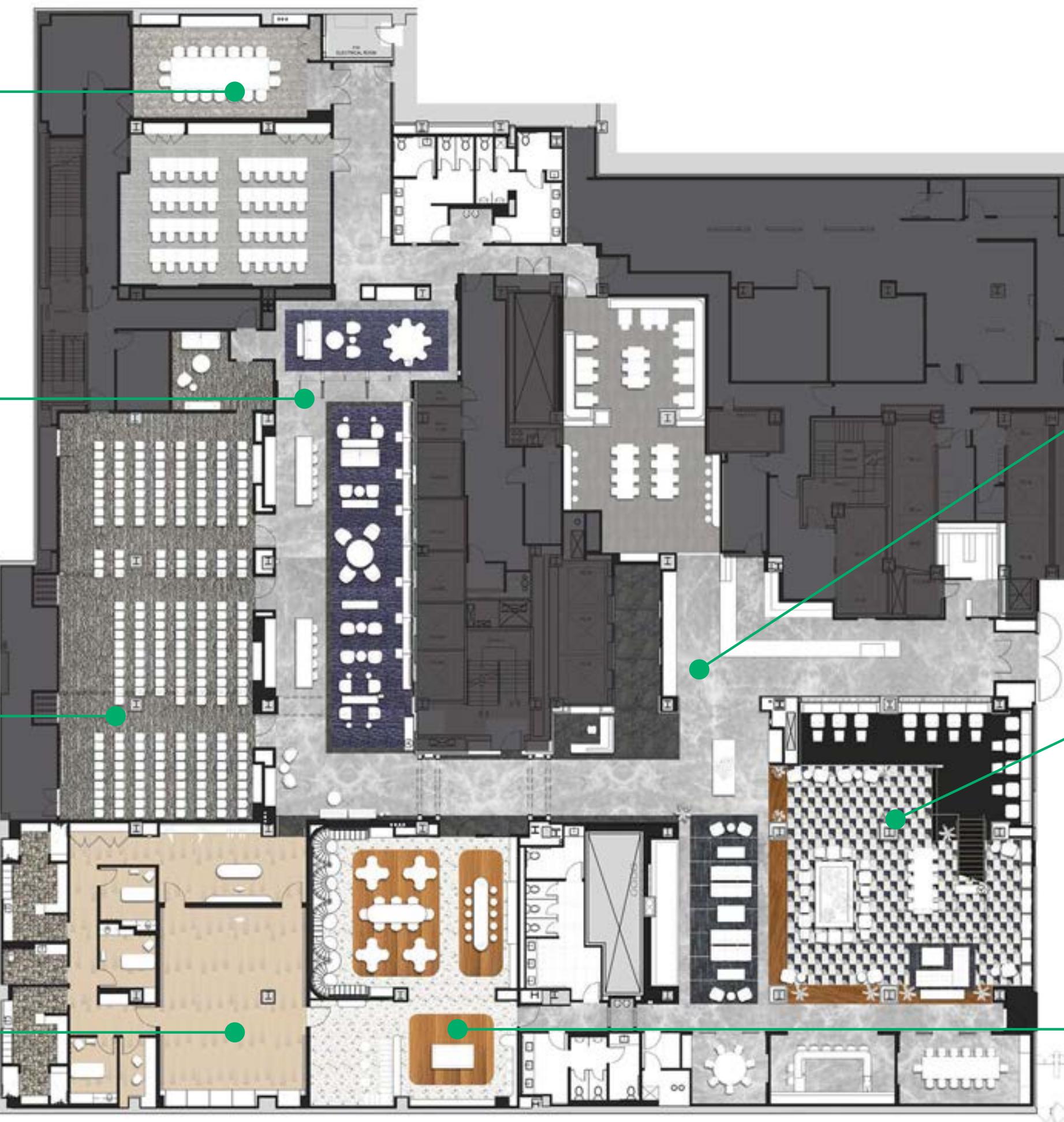
Business Lounge



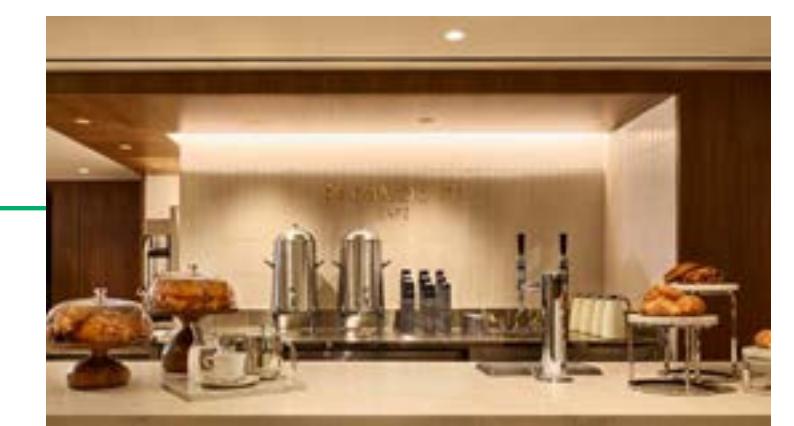
Auditorium



Wellness Studio



Reception – Street Level



Paramount Café



Atrium



Game Room



STREET LEVEL ENTRANCE TO PARAMOUNT CLUB



CONCOURSE LEVEL ATRIUM

# PARAMOUNT CAFÉ

PARAMOUNT CAFÉ



BUSINESS LOUNGE

BOARDROOM





GAME ROOM



WELLNESS STUDIO

AUDITORIUM



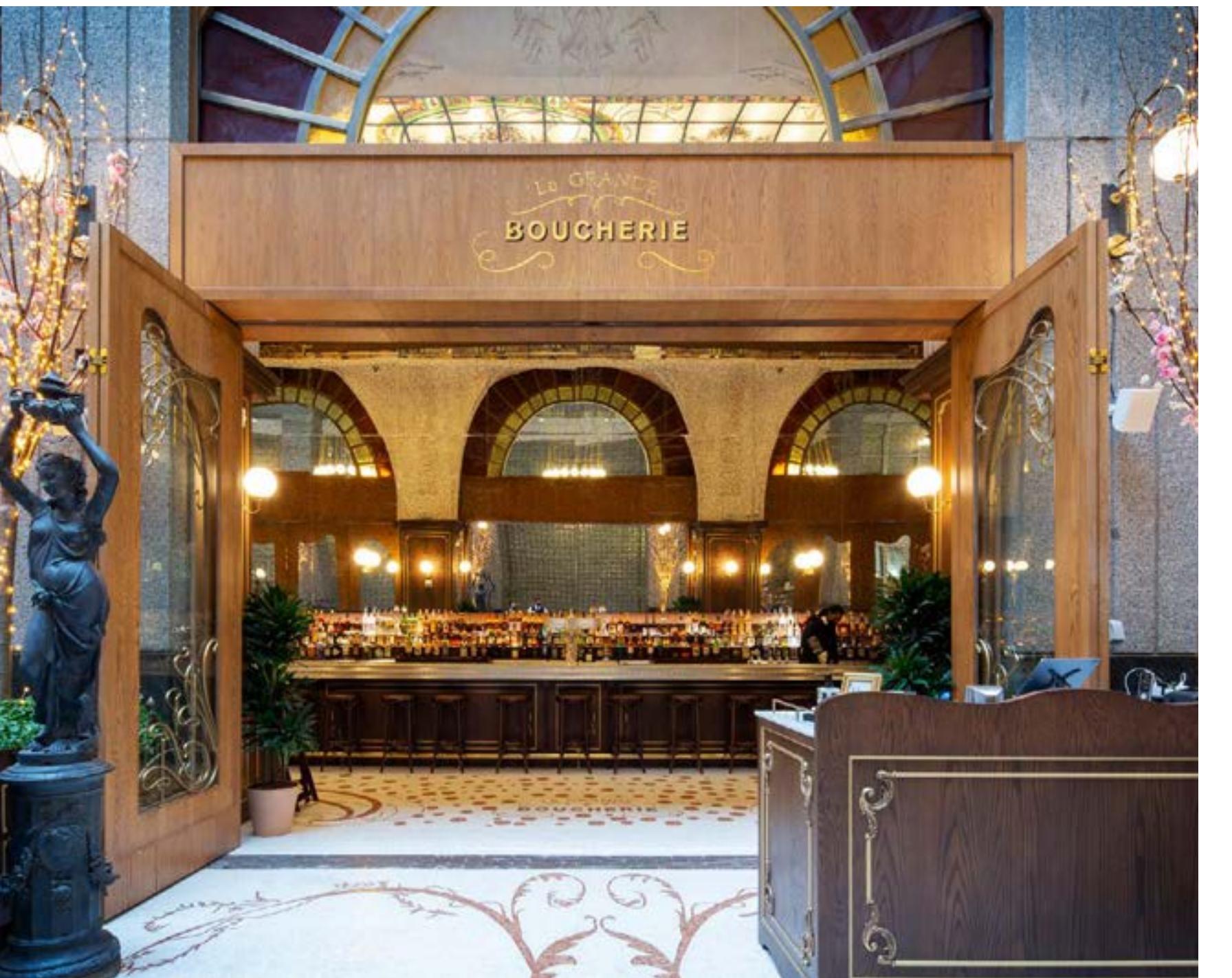
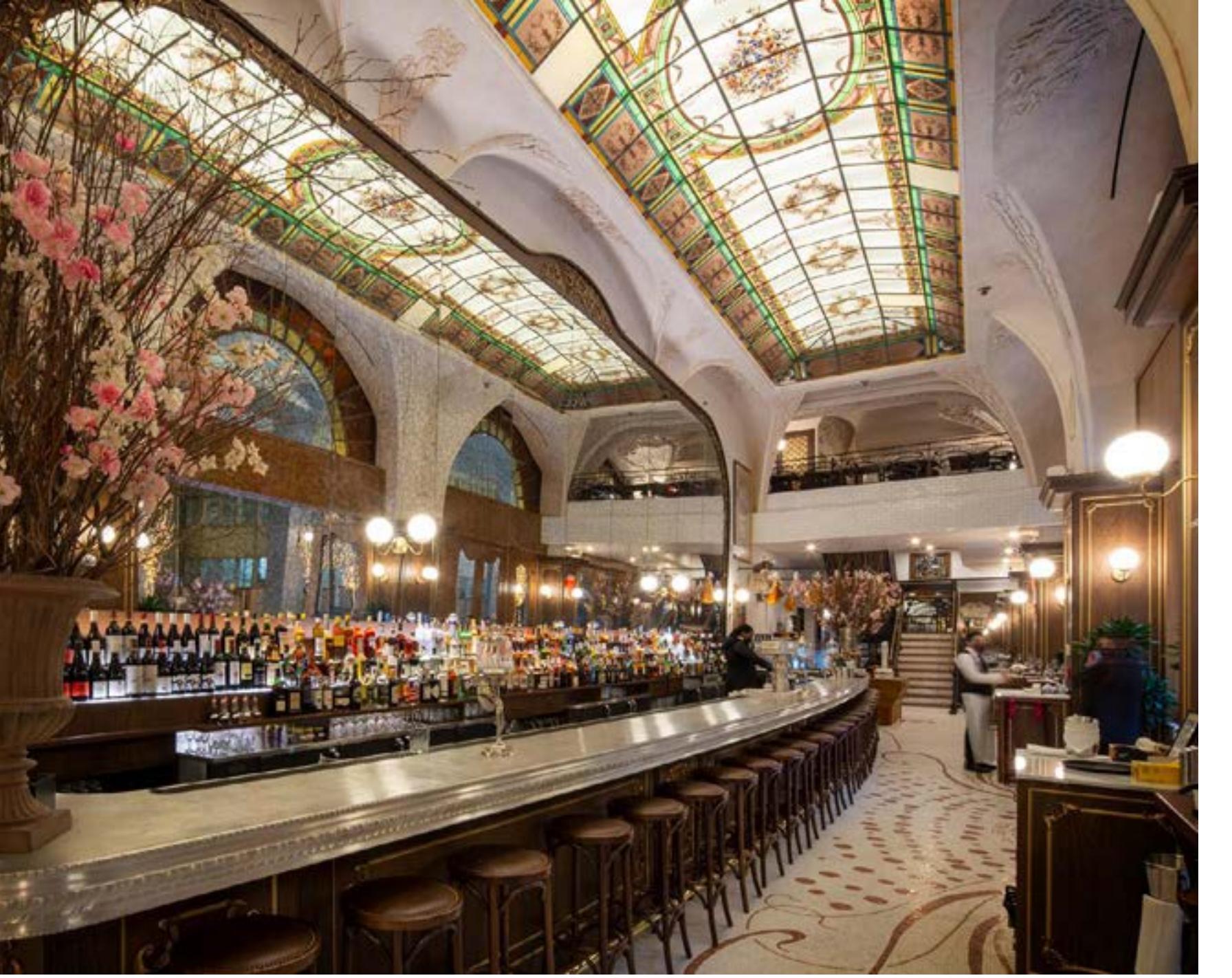
PARAMOUNT  
CLUB  
WELCOMES YOU



NEWLY RENOVATED 54TH STREET LOBBY



NEWLY RENOVATED LOBBY



LA GRANDE BOUCHERIE  
FRENCH-STYLE BISTRO

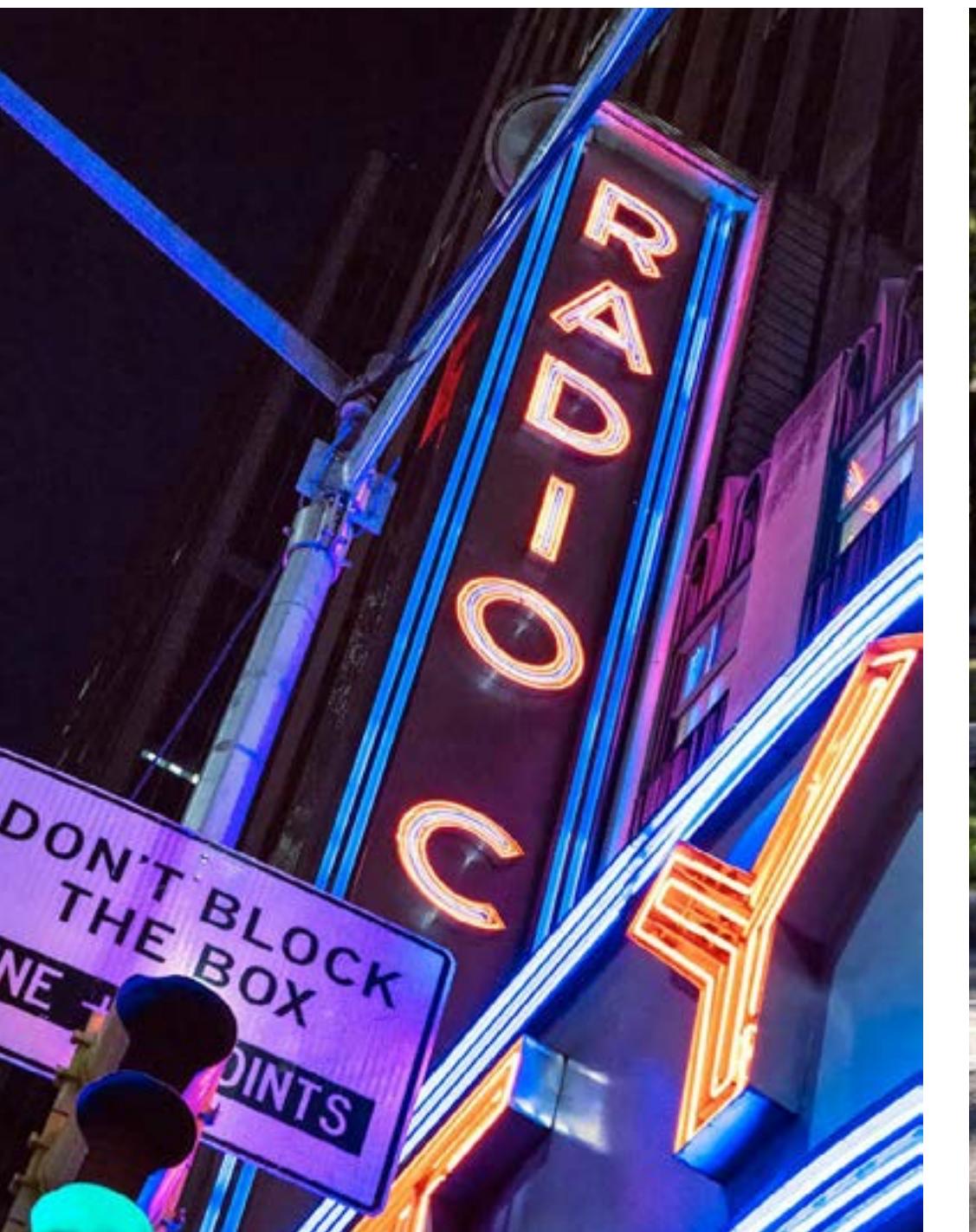
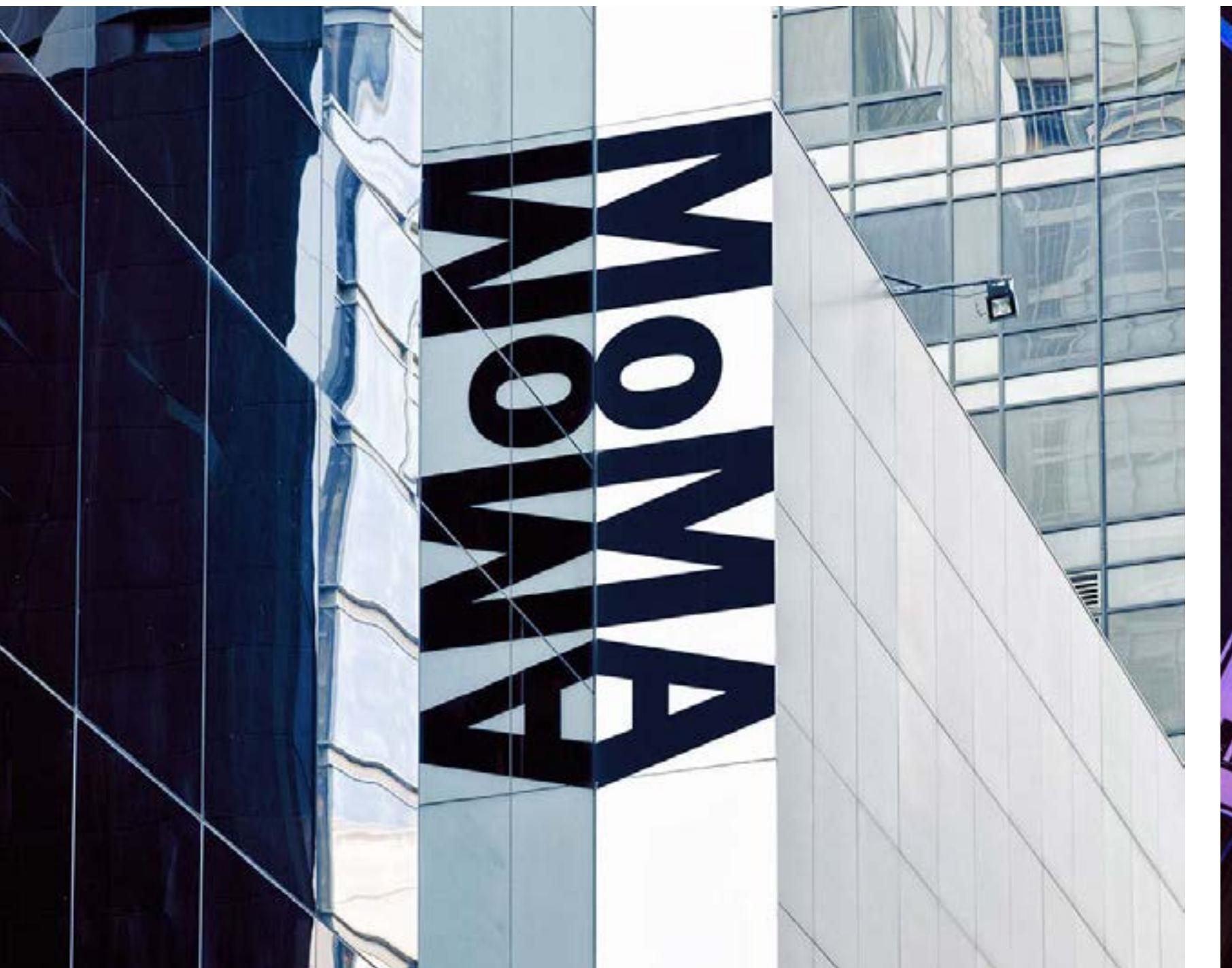
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# LOCATION

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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

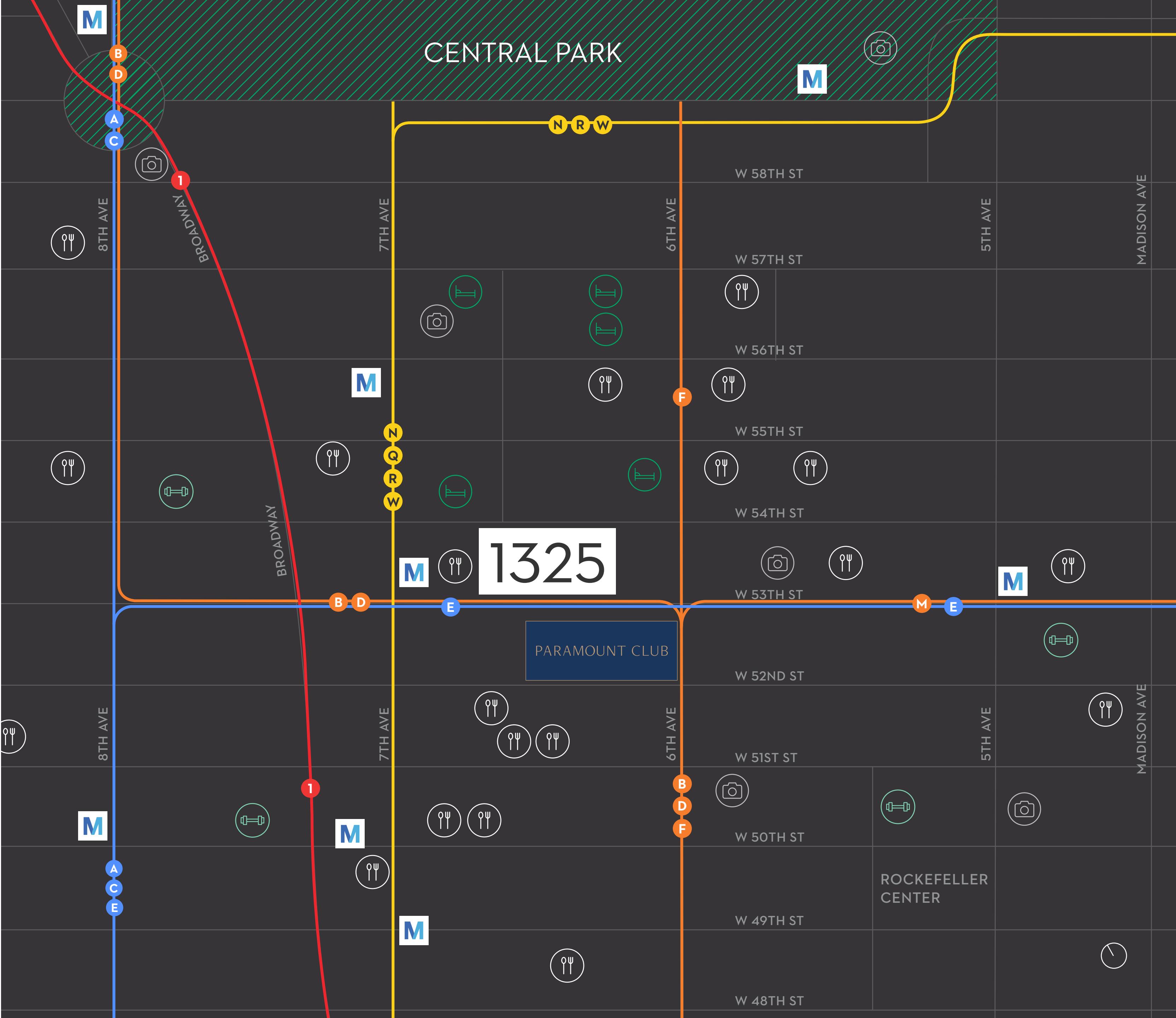
Central Park

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.

**Green Building Certifications:** LEED Gold, Fitwel 2 Stars, ENERGY STAR

## 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
- Lightower 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