



900
THIRD AVE



TAILORED TO EVERY TENANT

900
THIRD AVE

CEILING HEIGHT
12' 8"

FLOOR PLATES
18,000 SF

COLUMN SPACING
30'

MODERNIZED LOBBY WITH
**PRIVATE
ENTRANCE
OPPORTUNITY**

EXPERTLY DESIGNED
BY CESAR PELLI, VIÑOLI
DESIGN ARCHITECTS, AND
EMERY ROTH & SONS

360°
**PANORAMIC
VIEWS**

SHARED ACCESS TO
**PARAMOUNT
TENANT
AMENITY
CENTER**

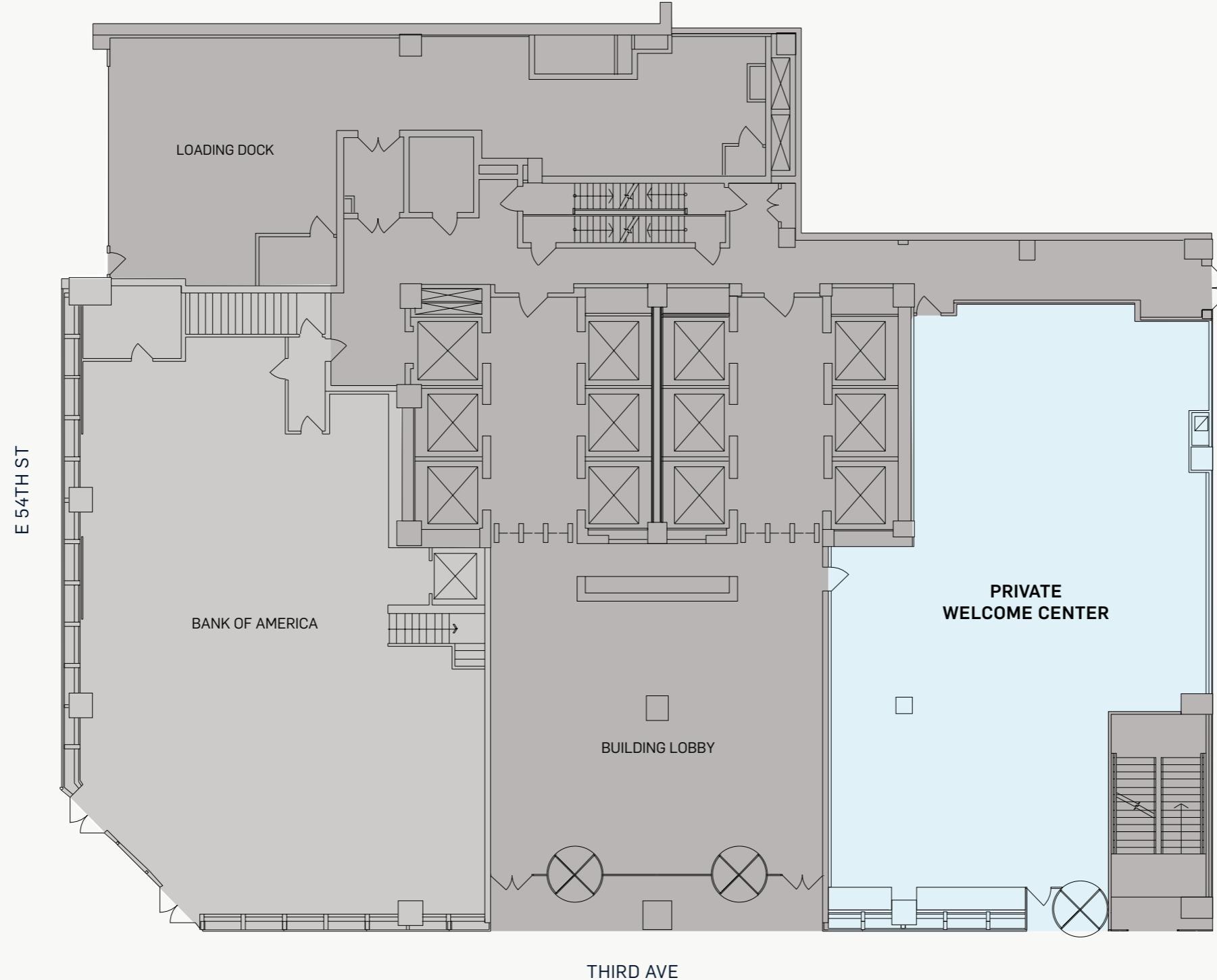
Committed to your
excellence

Designed by Cesar Pelli, Viñoli Design Architects, and Emery Roth and Sons, this 36-story Class-A office tower offers highly efficient floors, with exceptional light and view corridors throughout. Located at the center of Third Avenue's transit nexus, 900 Third has a rare block of tower floors available combining exceptional connectivity and a well-amenitized neighborhood.

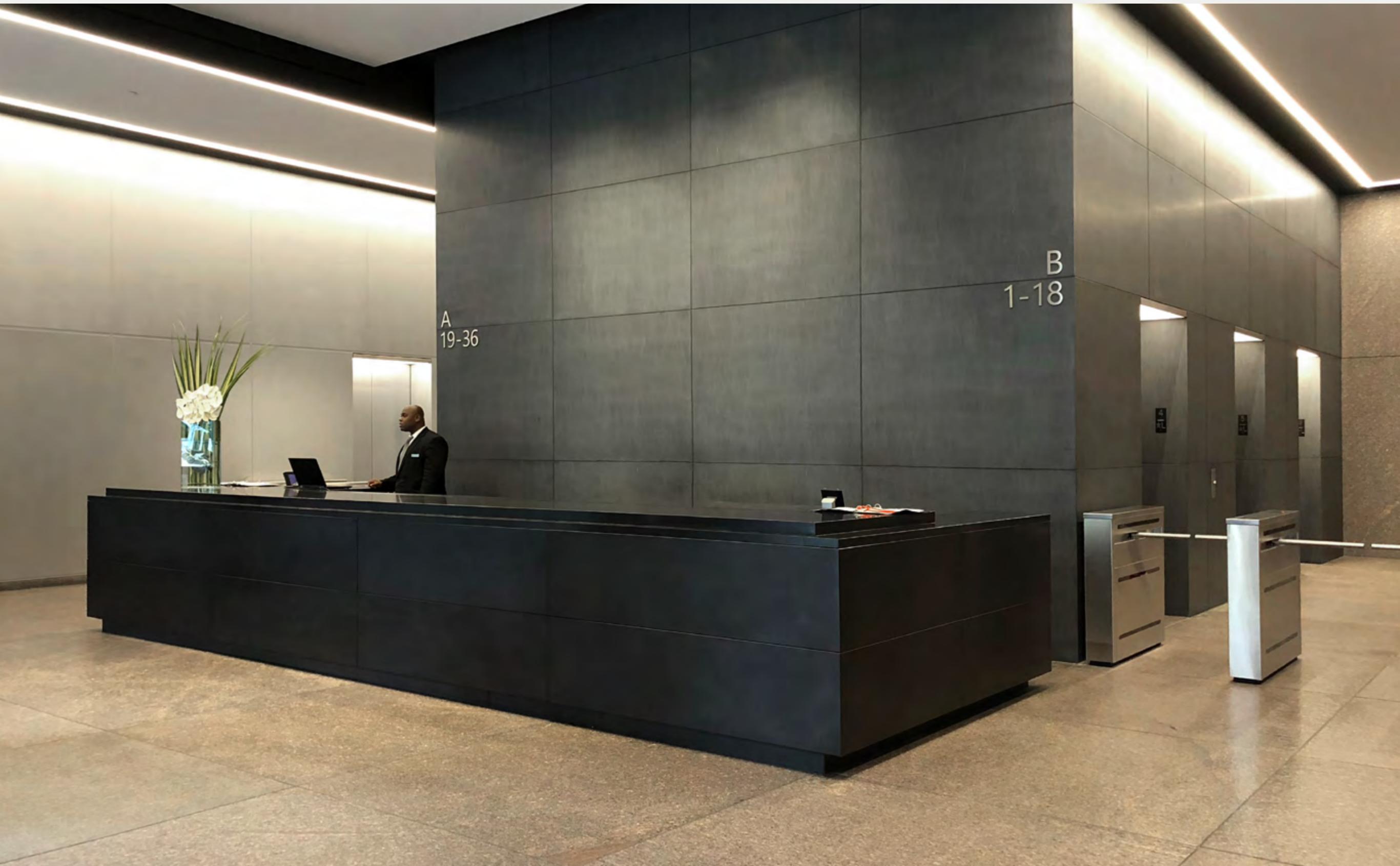
MODERNIZED LOBBY WITH PRIVATE ENTRANCE OPPORTUNITY

2,946 RSF

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Main lobby
welcome center



Flexible & efficient
floor plate design



Exceptional light
& views



Modern finishes & range of workspaces



Mix of private offices & open areas



Private, state-of-the-art
conference rooms





LOCATION IS PARAMOUNT

5-MIN RIDE TO
**15+ CITI BIKE
STATIONS**

100/100 WALK SCORE®
**WALKER'S
PARADISE**

5-MIN WALK TO
**6 PARKING
GARAGES**

WALKING DISTANCE TO
**25+ FOOD
& COFFEE
OPTIONS**

10-MIN WALK TO
**GRAND
CENTRAL**

ACCESS TO 8 LINES
**1 BLOCK TO
THE SUBWAY**

5-MIN WALK TO
**4 ZIPCAR
LOCATIONS**

CLOSE TO TOP-RATED
**HIGH-END
HOTELS**

Quality has never been
so convenient

900 Third is located in the middle of Third Avenue's bustling crossroads, offering a variety of transit options for driving, walking, riding, or biking to work. Surrounded by a diverse mix of new neighborhood lunch spots and New York classics, the area has something to offer everyone.

TRANSPORTATION ACCESS



 Citi Bike

 Parking

 Zipcar

NEIGHBORHOOD AMENITIES

● OUTDOOR DINING / TAKEOUT

- 1. Buttercup Bake Shop
- 2. Casa Lever
- 3. Hillstone
- 4. The Hugh
- 5. Juice Generation
- 6. Juice Press
- 7. Market Cafe
- 8. Peking Duck House
- 9. Potbelly
- 10. Smith & Wollensky
- 11. Totto Ramen
- 12. Urbanspace
- 13. Whole Foods
- 14. Wolfgang's Steakhouse

● COFFEE SHOPS

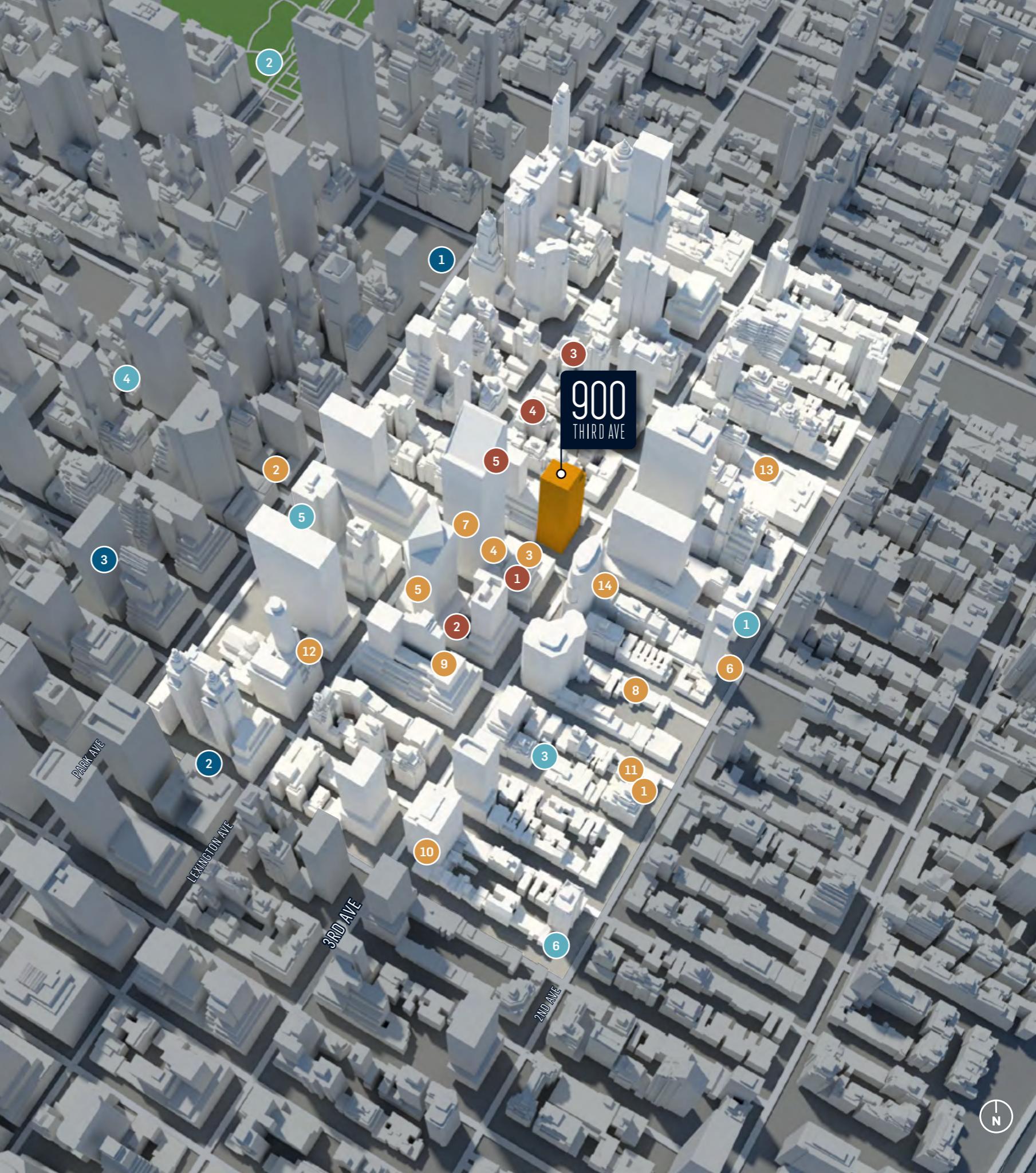
- 1. Gregory's
- 2. Ground Central Coffee
- 3. Juan Valdez
- 4. Little Collins
- 5. Starbucks

● HOTELS

- 1. Four Seasons
- 2. Intercontinental
- 3. Lotte New York Palace

● PARKS / OPEN SPACE

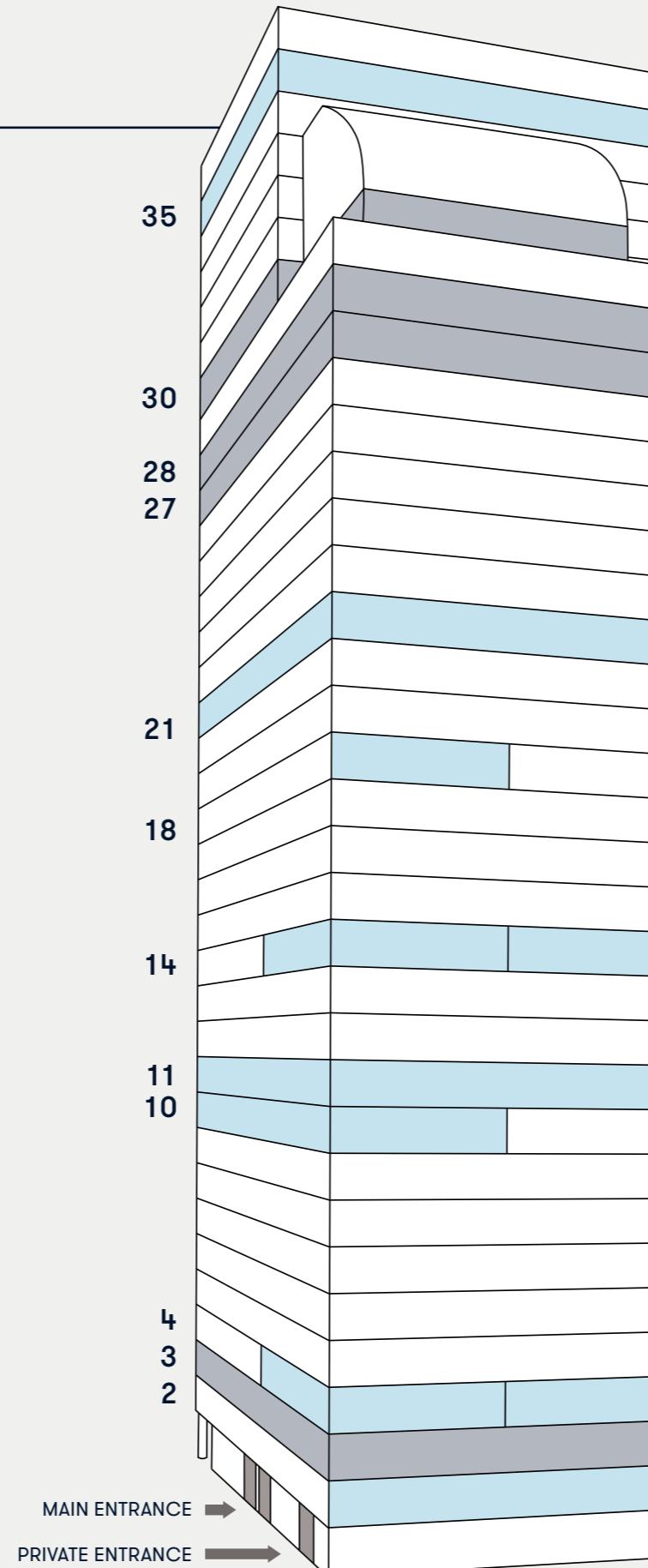
- 1. Brevard Plaza
- 2. Central Park
- 3. Greenacre Park
- 4. Paley Park
- 5. Seagram Building Plaza
- 6. Sterling Plaza



AVAILABILITY

WHITEBOXED

PRE-BUILT

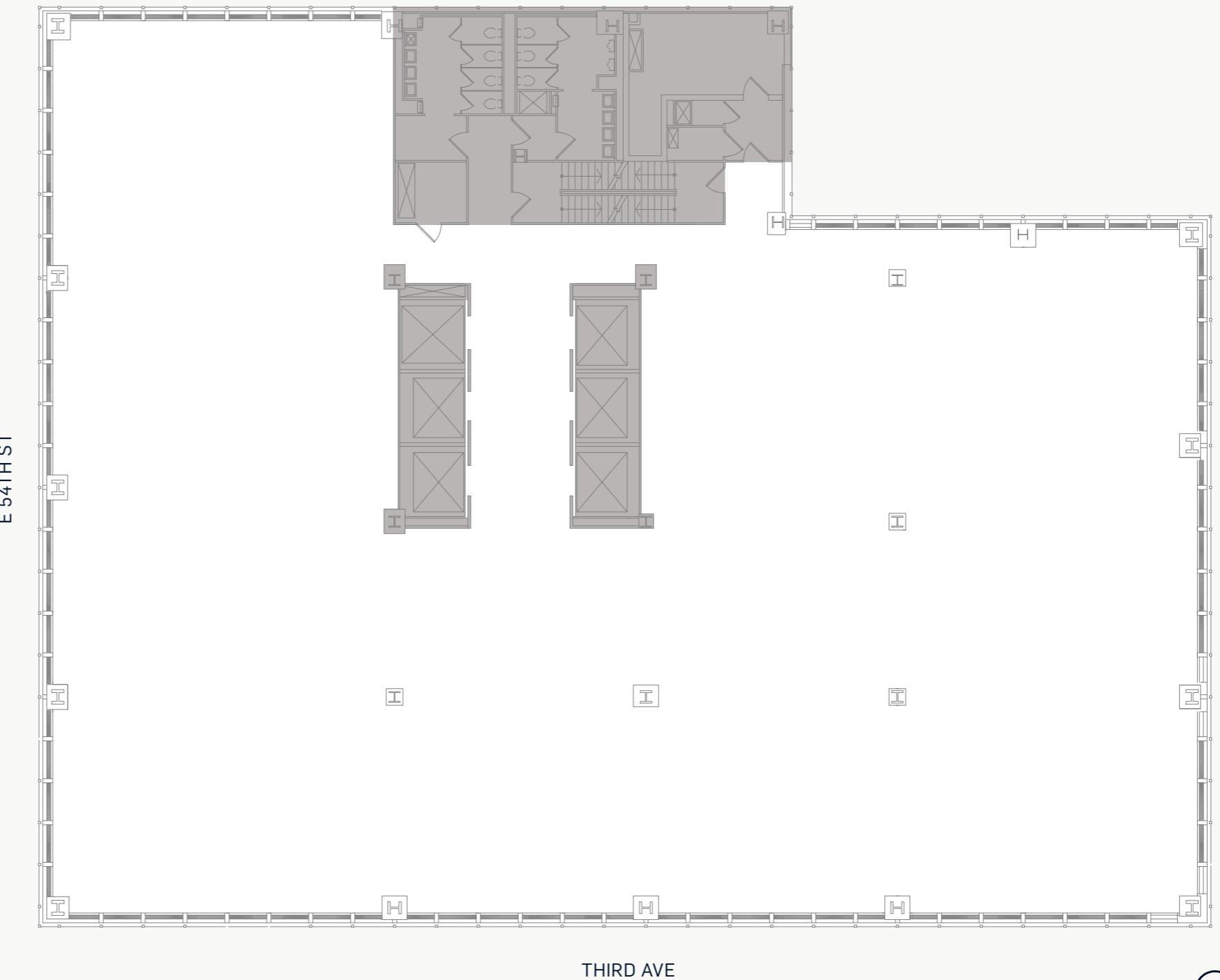


35th floor (AVAIL. 5/1/2024)	4,659 RSF
30th floor	16,483 RSF
28th floor	18,293 RSF
27th floor	18,287 RSF
21st floor (AVAIL. 1/1/2024)	18,208 RSF
18th floor (PARTIAL) (AVAIL. 1/1/2024)	6,566 RSF
14th floor (PARTIAL)	7,216 RSF
14th floor (PARTIAL)	5,042 RSF
11th floor (AVAIL. 3/1/2024)	17,361 RSF
10th floor (PARTIAL)	6,252 RSF
4th floor (PARTIAL)	7,151 RSF
4th floor (PARTIAL)	5,864 RSF
3rd floor	17,155 RSF
2nd floor (PARTIAL) (AVAIL. 3/1/2024)	12,181 RSF
TOTAL	160,718 RSF

TYPICAL HIGH-RISE FLOOR APPROX. 18,300 RSF

Core & Shell

900
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TYPICAL FLOOR CREATIVE / FINANCIAL OFFICE LAYOUT

Approx. 18,300 RSF

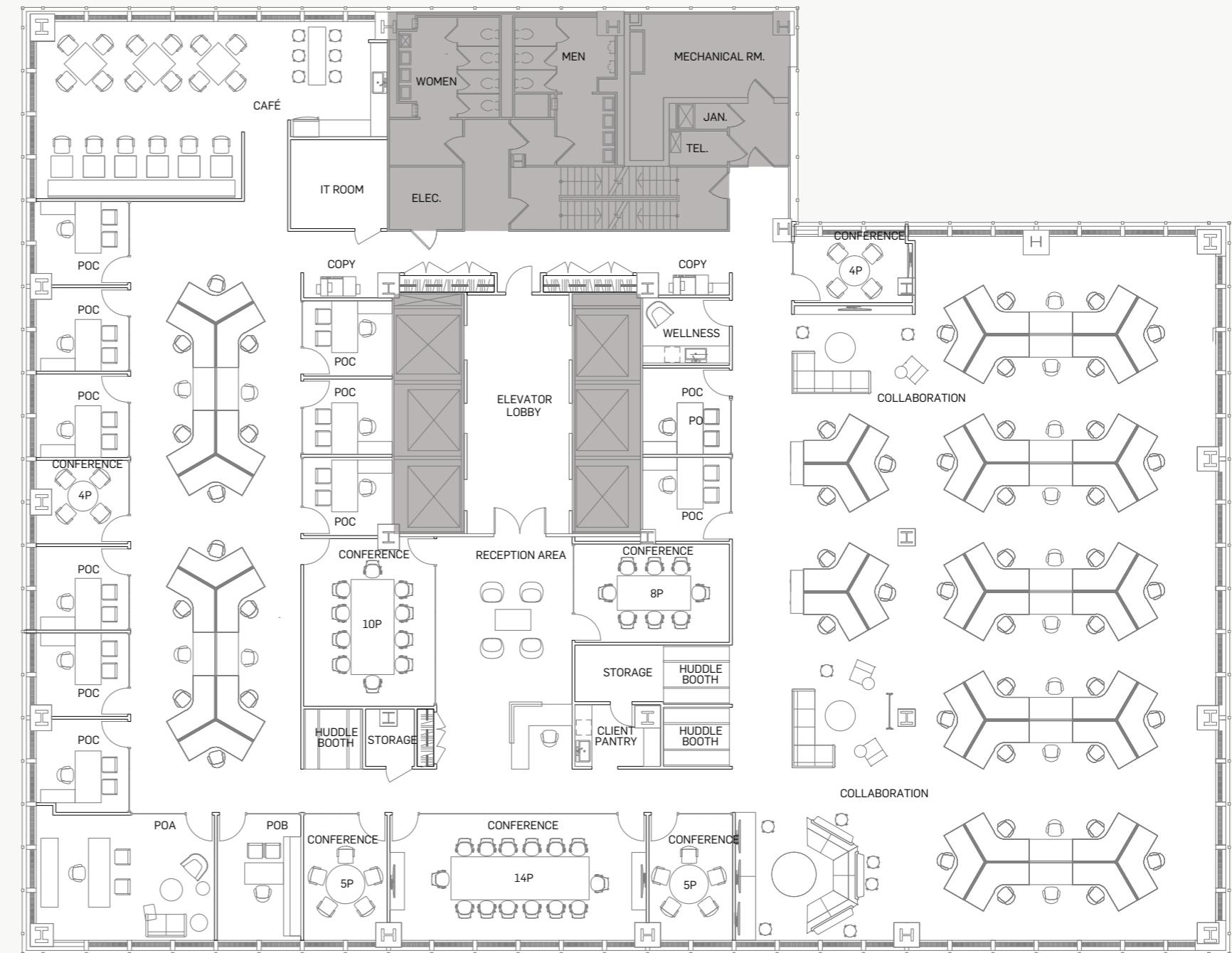
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PERSONNEL

SPACE TYPE	PLAN
Private Office A	1
Private Office B	1
Private Office C	11
Open Bench Stations	62
TOTAL	75

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (14 ppl)	1
Conference (4 ppl)	1
Conference (5 ppl)	2
Open Collaboration	2
Huddle Room	3
Café	1
Client Pantry	1
Storage	2
IT	2
Coat Closets	3



THIRD AVE



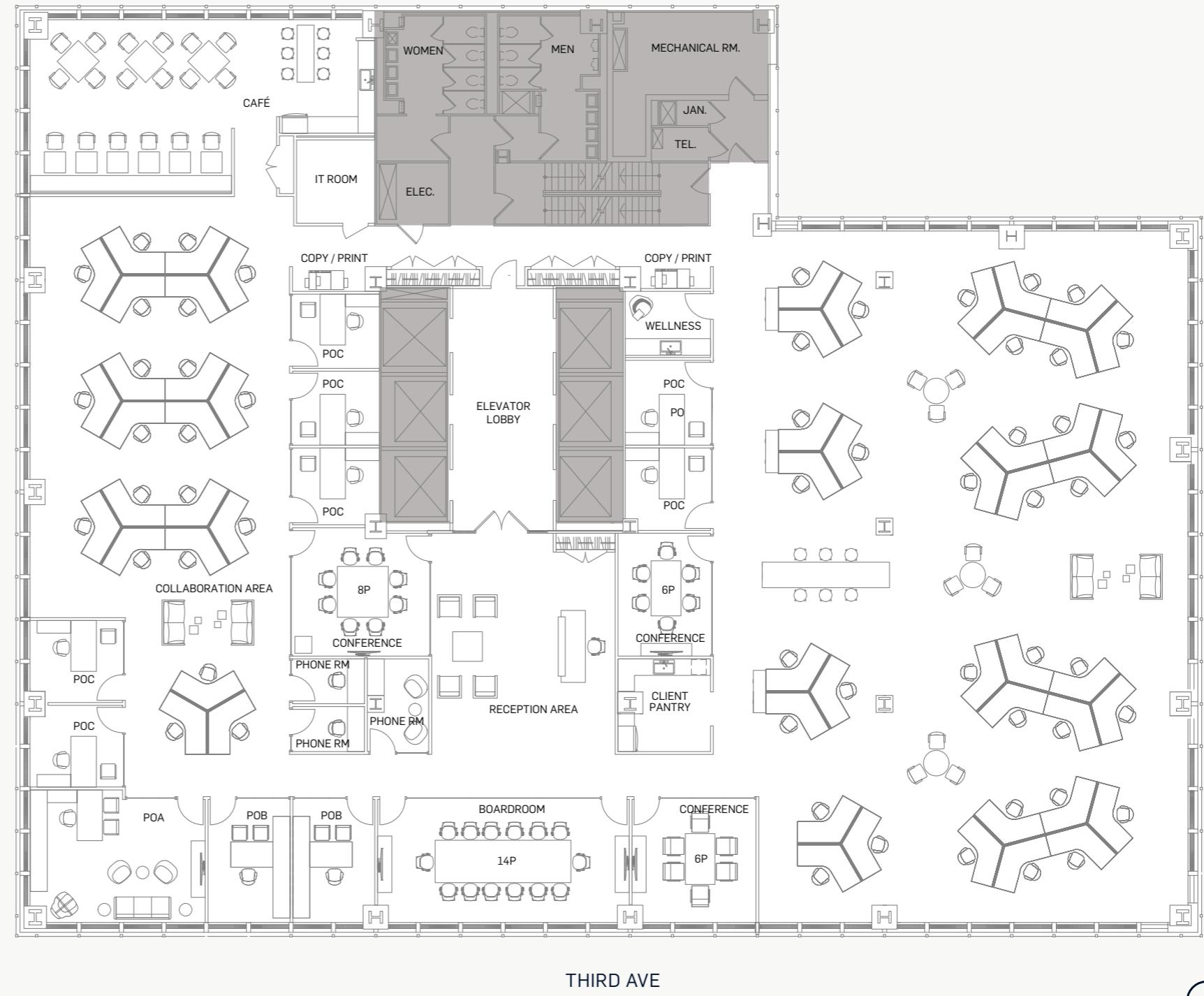
TYPICAL FLOOR CREATIVE / OPEN OFFICE LAYOUT

Approx. 18,300 RSF

900
THIRD AVE

PERSONNEL

SPACE TYPE	PLAN
Private Office A	1
Private Office B	2
Private Office C	7
Workstation	57
Receptionist	1
TOTAL	68



COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (14 ppl)	1
Conference (8 ppl)	1
Conference (6 ppl)	2
Phone Room	3
Open:	
Café	1
Lounge Collaboration	2
TOTAL	10

SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	2
Coats	3
IT Server Room	1
Storage	1
Wellness	1



TYPICAL FLOOR TRADING OFFICE LAYOUT

Approx. 18,300 RSF

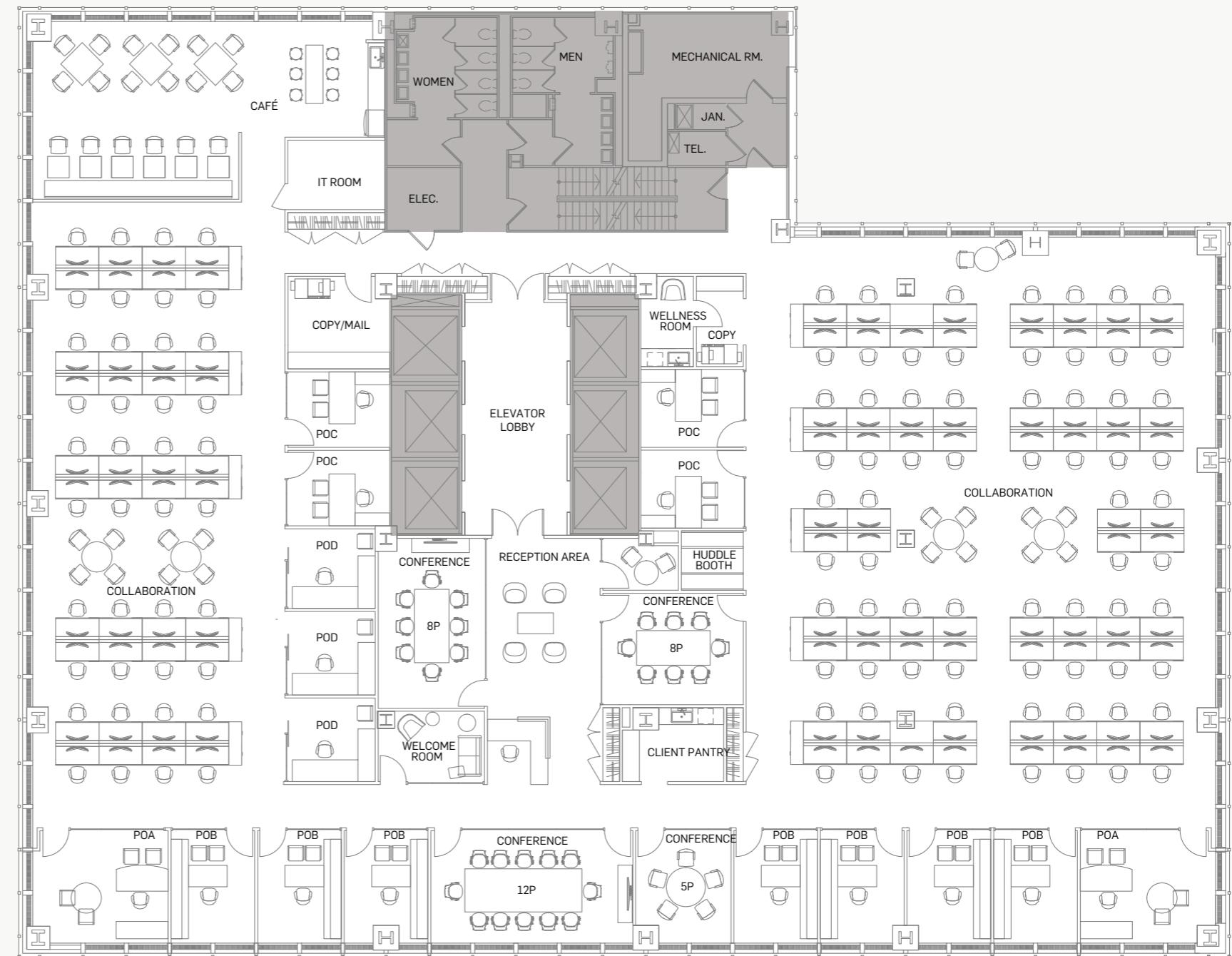
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PERSONNEL

SPACE TYPE	PLAN
Private Office A	2
Private Office B	7
Private Office C	4
Private Office D	3
Open Bench Stations	110
Receptionist	1
TOTAL	127

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (12 ppl)	1
Conference (8 ppl)	2
Conference (5 ppl)	1
Open Collaboration	2
Welcome Room	1
Café	1
Client Pantry	1
IT	1
Coat Closets	4
Wellness Room	1
Huddle Booth	1
Copy Rooms	2



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TYPICAL FLOOR OFFICE INTENSIVE LAYOUT

Approx. 18,300 RSF

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PERSONNEL

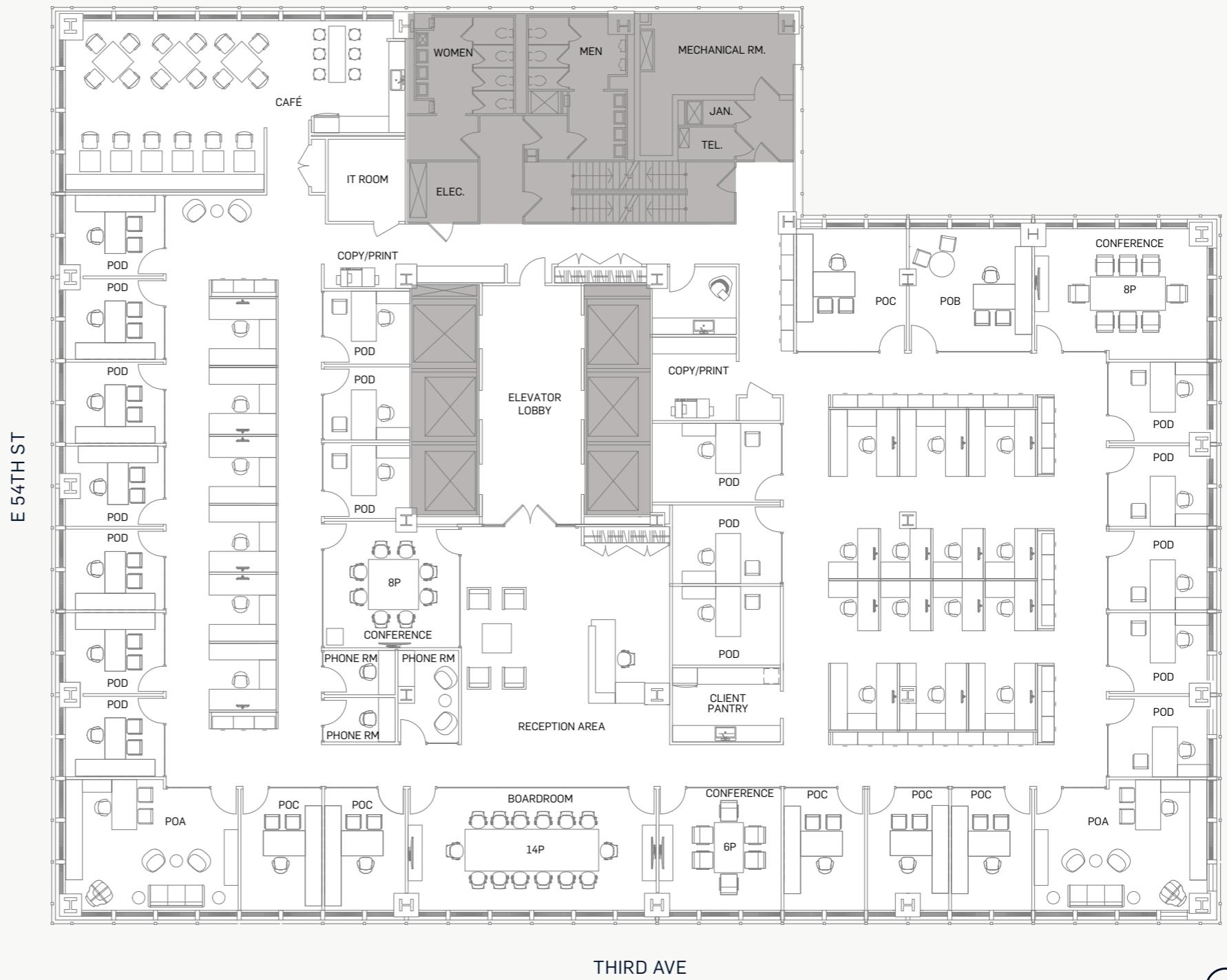
SPACE TYPE	PLA
Private Office A	2
Private Office B	1
Private Office C	6
Private Office D	17
Workstation A	12
Workstation B	8
Receptionist	1
TOTAL	47

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (14 ppl)	1
Conference (8 ppl)	2
Conference (6 ppl)	1
Phone Room	3
Open:	
Café	1
TOTAL	8

SUPPORT

- Space Type
- Reception
- Client Pantry
- Copy/Print Area
- Coats
- Storage
- Wellness
- IT Server Room

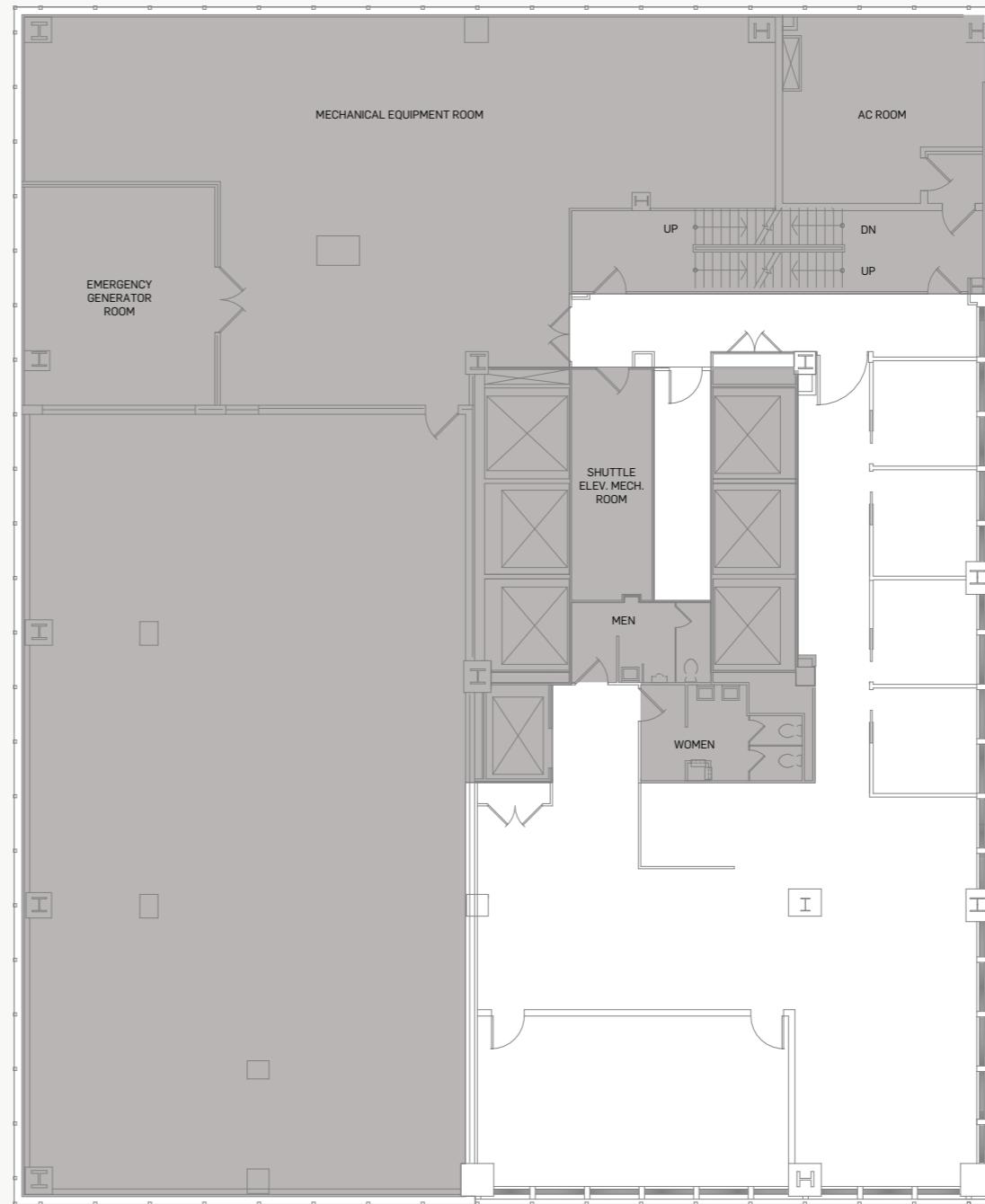


35TH FLOOR 4,659 RSF

As-Built | Available 5/1/2024

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E 54TH ST



30TH FLOOR OFFICE INTENSIVE LAYOUT

16,483 RSF

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PERSONNEL

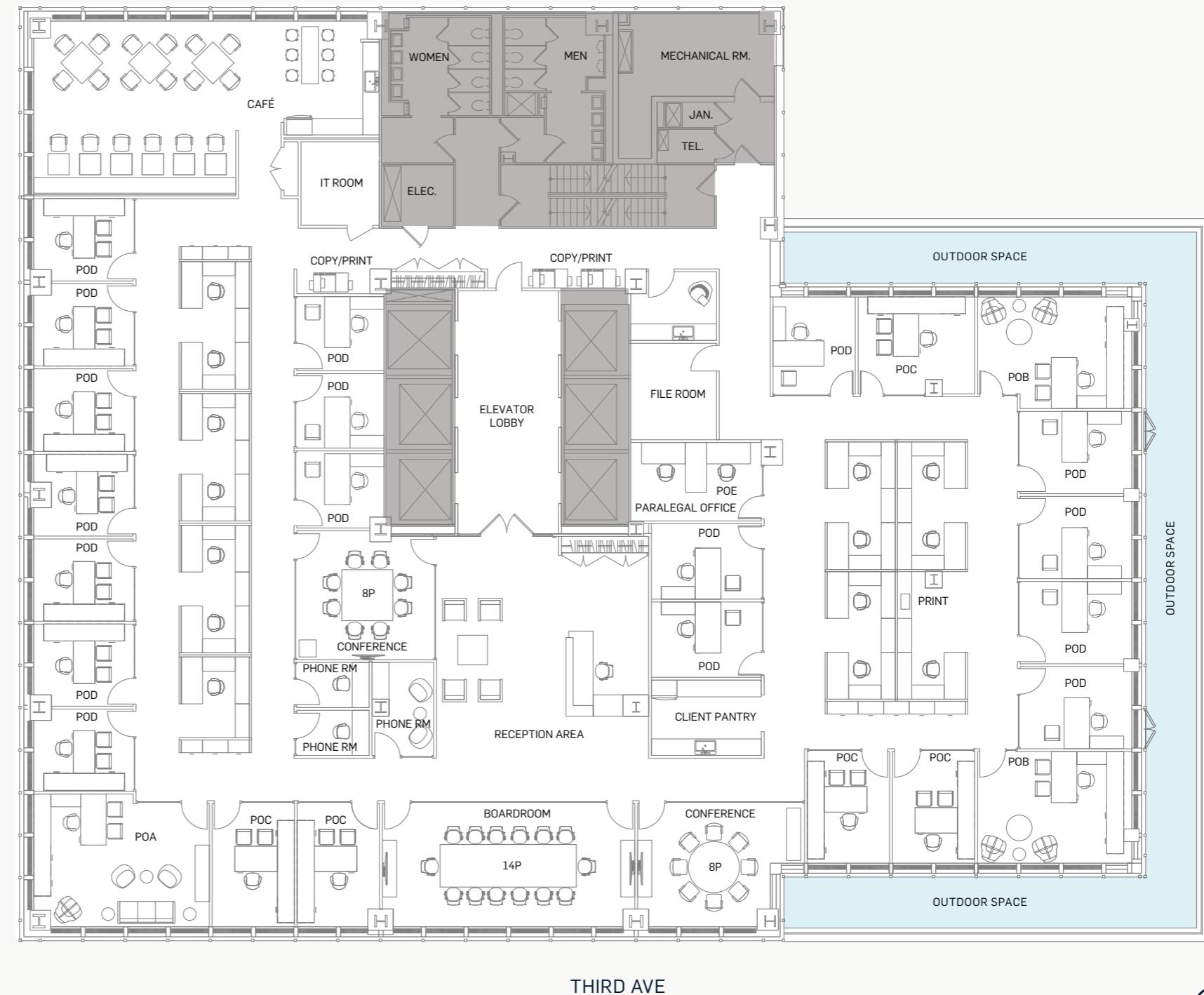
SPACE TYPE	PLAN
Private Office A	1
Private Office B	2
Private Office C	5
Private Office D	18
Private Office E (Paralegal)	1
Workstation B	14
Receptionist	1
TOTAL	42

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (14 ppl)	1
Conference (8 ppl)	2
Phone Room	3
Open:	
Café	1
TOTAL	7

SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	3
Coats	2
File Room	0
Storage	1
Wellness	1
IDF	0



30TH FLOOR CREATIVE / OPEN OFFICE LAYOUT

16,483 RSF

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PERSONNEL

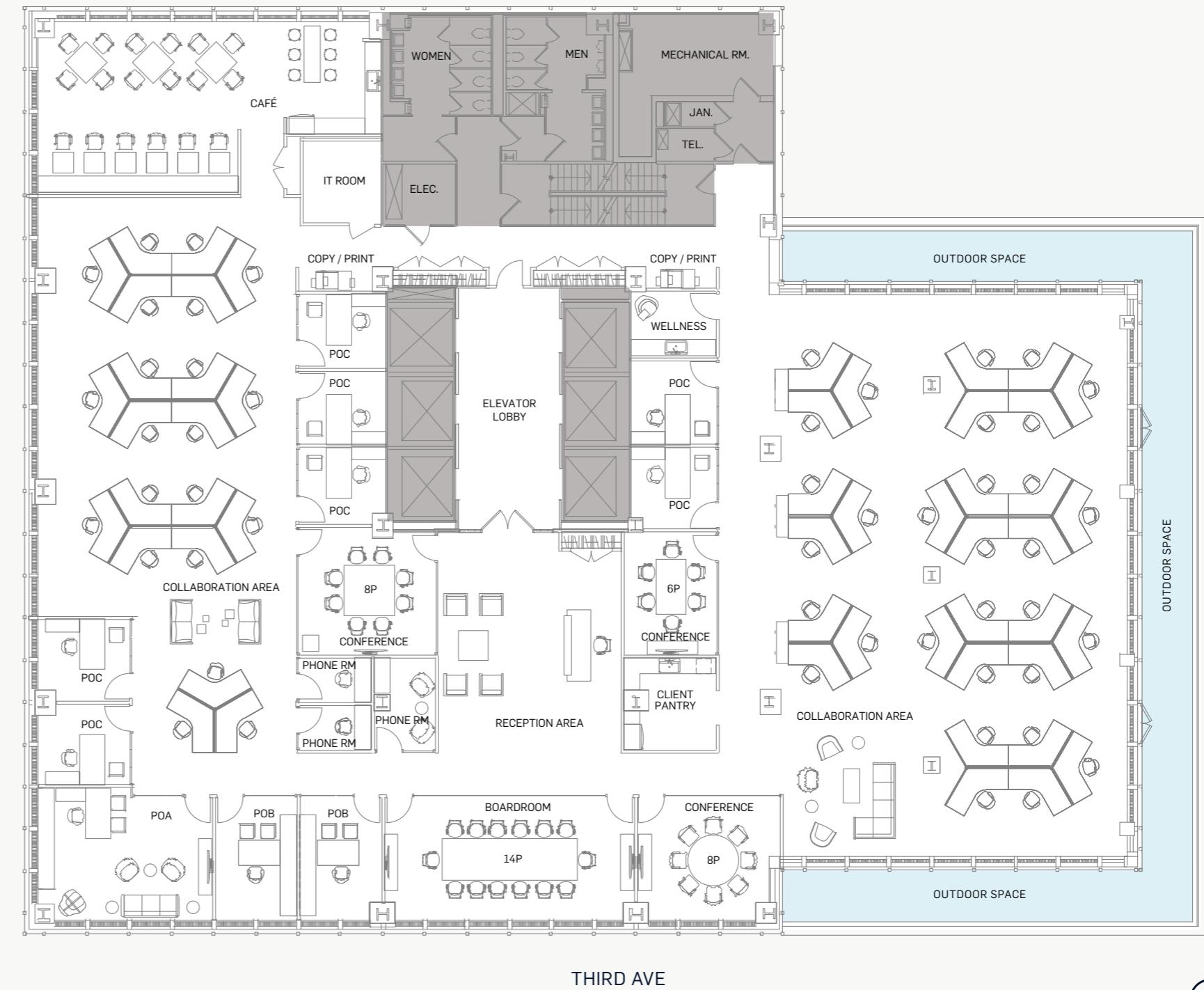
SPACE TYPE	PLAN
Private Office A	1
Private Office B	2
Private Office C	7
Workstation	52
Receptionist	1
TOTAL	63

COLLABORATION

SPACE TYPE	PLAN
Closed	
Conference (14 ppl)	1
Conference (8 ppl)	2
Conference (6 ppl)	1
Phone Room	3
Open	
Café	1
Lounge Collaboration	2
TOTAL	10

SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	2
Coats	3
IT Server Room	1
Storage	1
Wellness	1



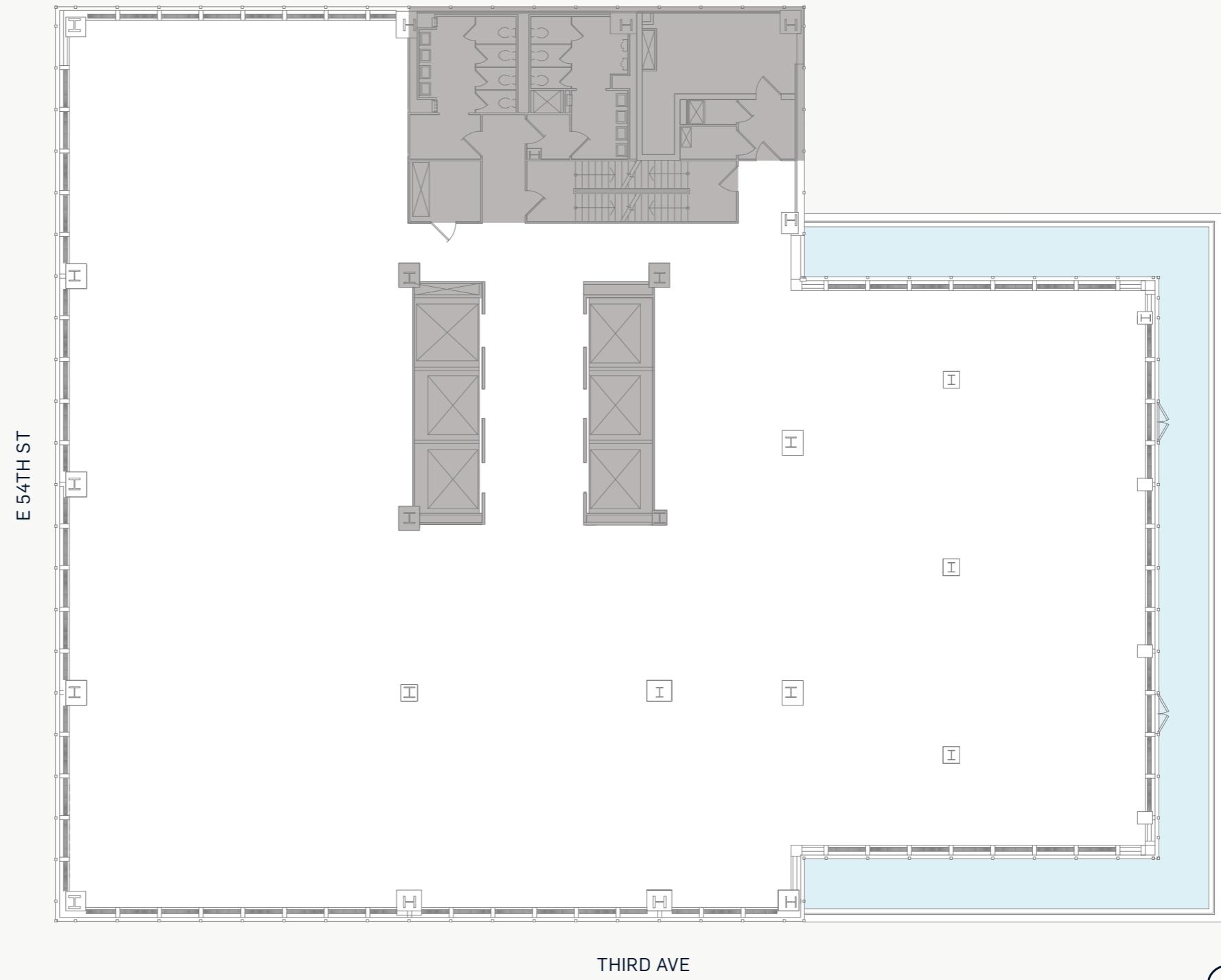
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30TH FLOOR 16,483 RSF

Core & Shell

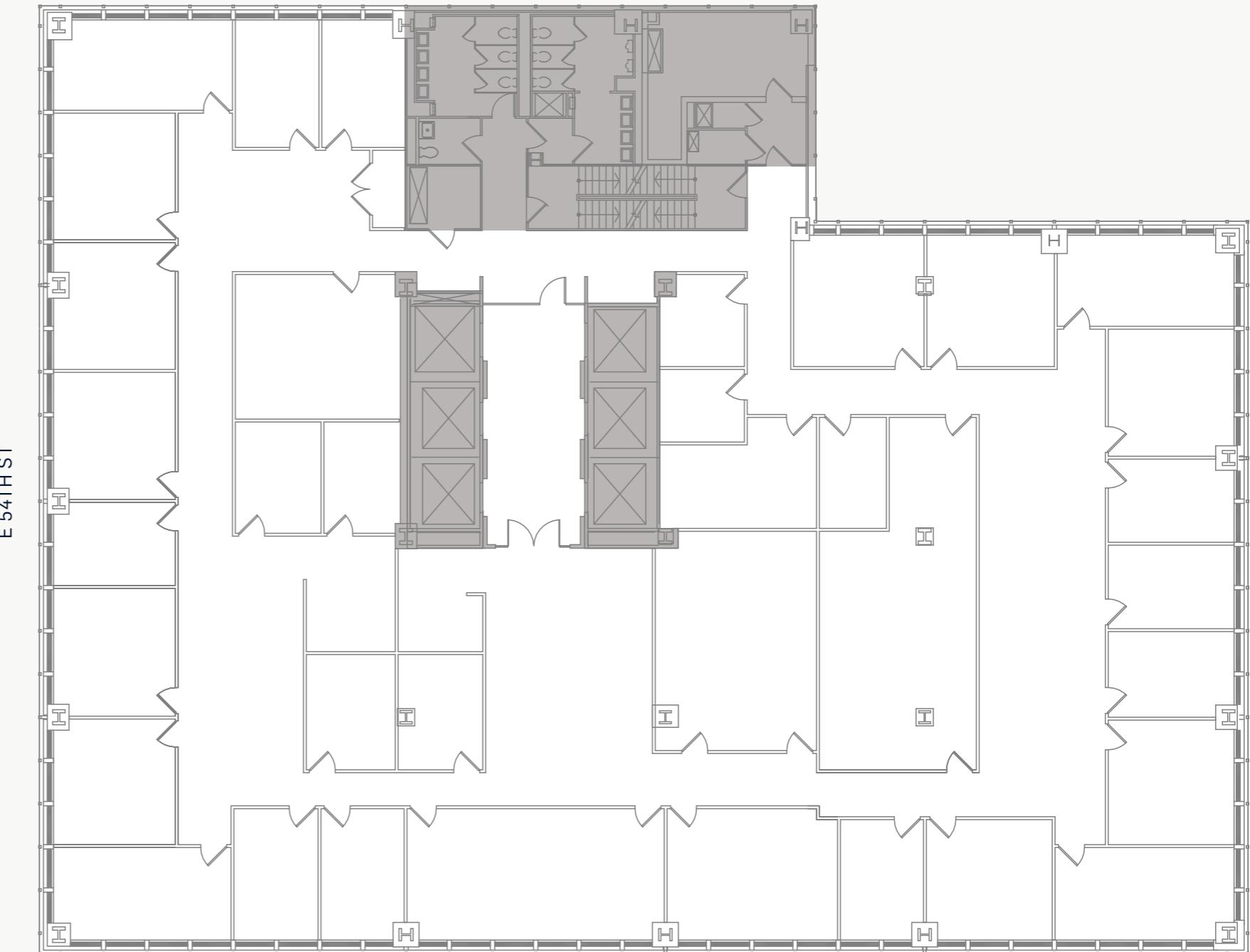
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21ST FLOOR 18,208 RSF

As-Built | Available 1/1/2024

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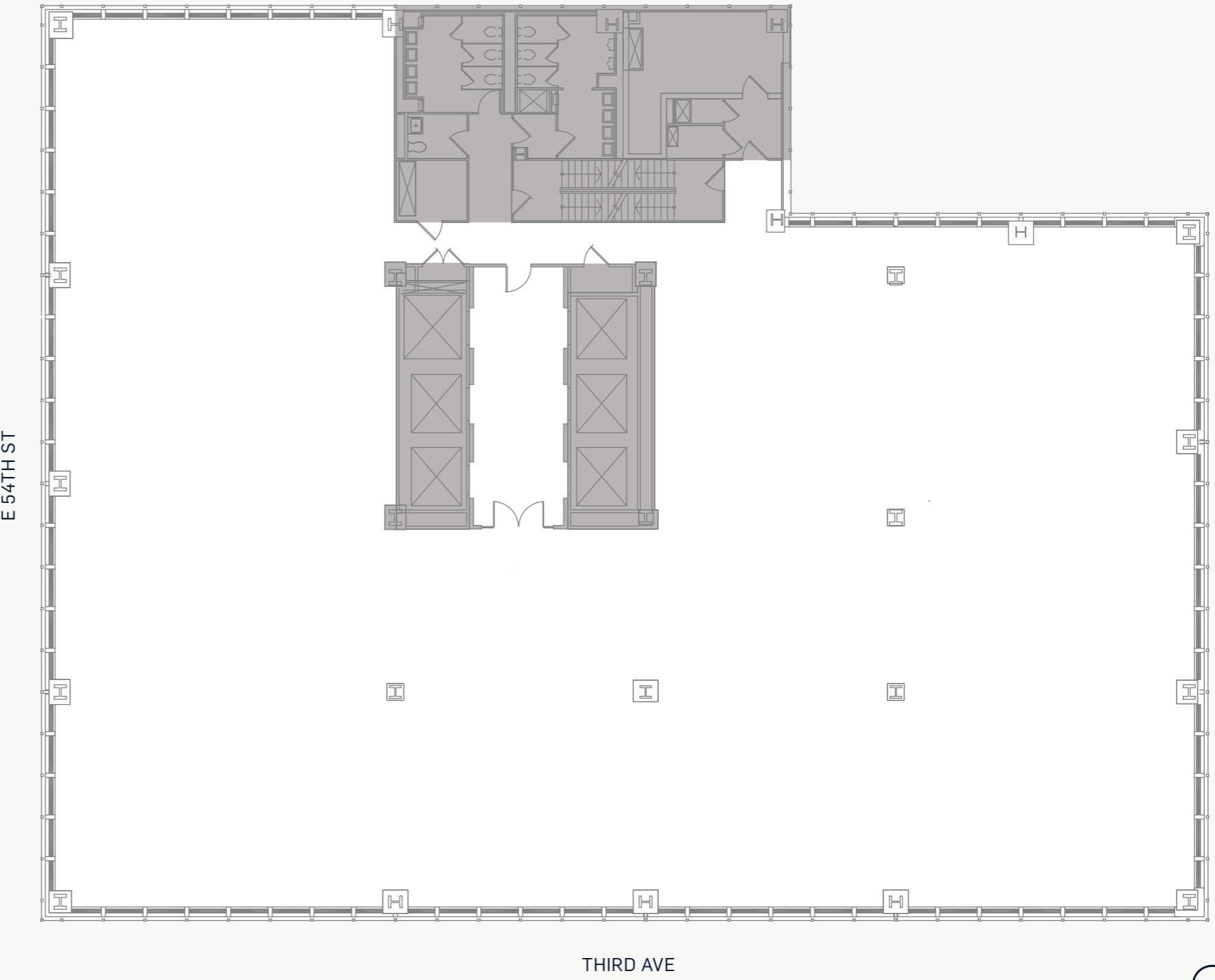
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21ST FLOOR 18,208 RSF

Available 1/1/2024

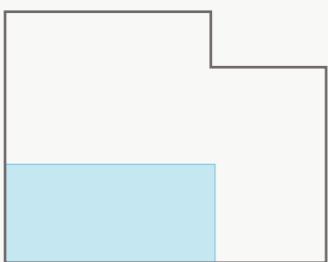
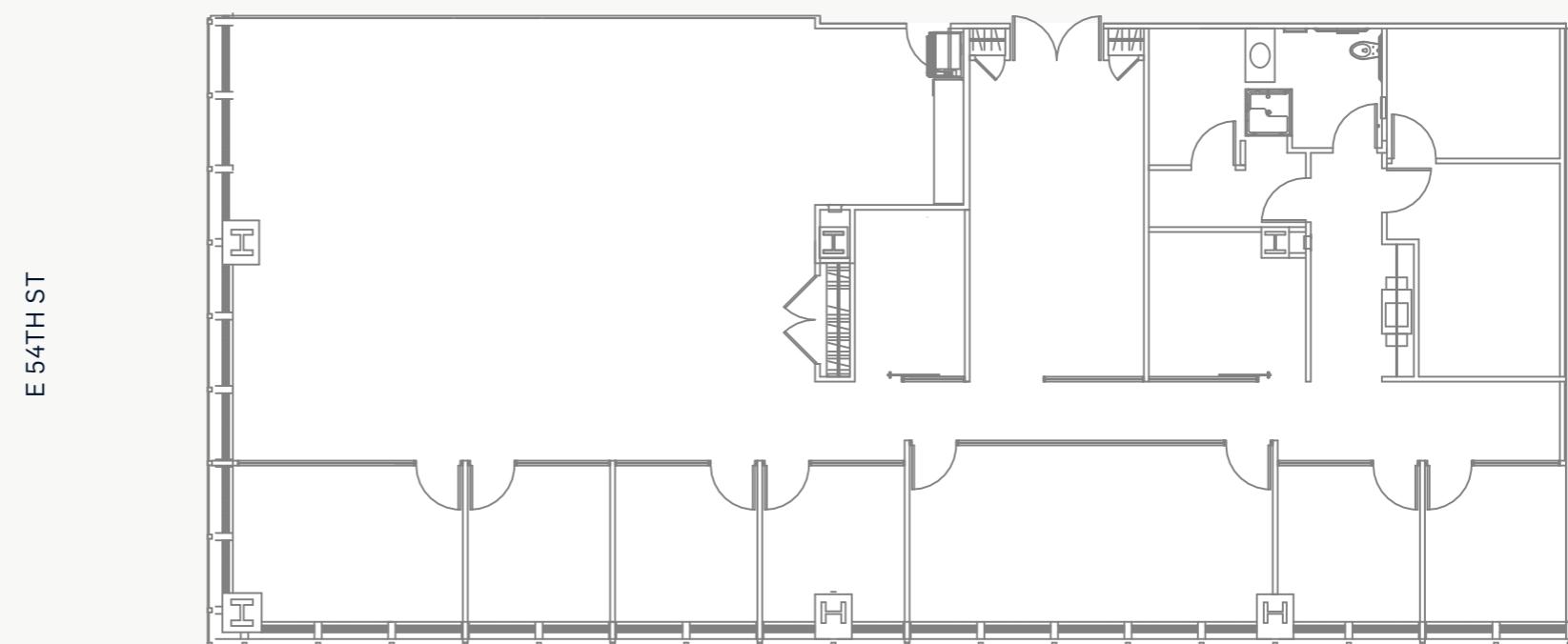
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PARTIAL 18TH FLOOR 6,566 RSF

As-Built | Available 1/1/2024

900
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PARTIAL 14TH FLOOR HIGH-END PRE-BUILT

5,042 RSF

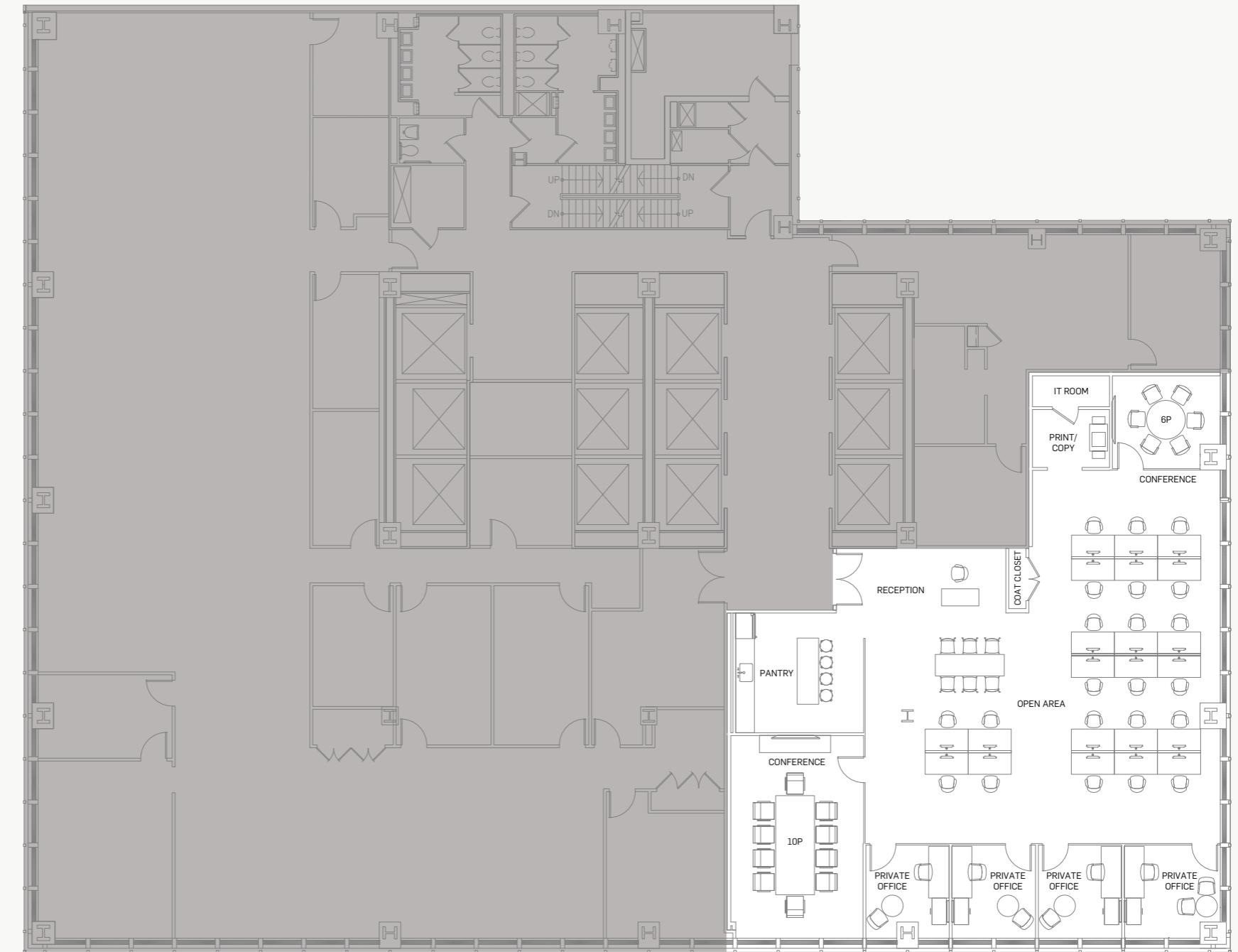
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PERSONNEL

SPACE TYPE	PLAN
Private Office	4
Open Bench Stations	22
Receptionist	1
TOTAL	27

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (10 ppl)	1
Conference (6 ppl)	1
Pantry Area	1
Print/Copy Room	1
IT Room	1
Coat Closet	1



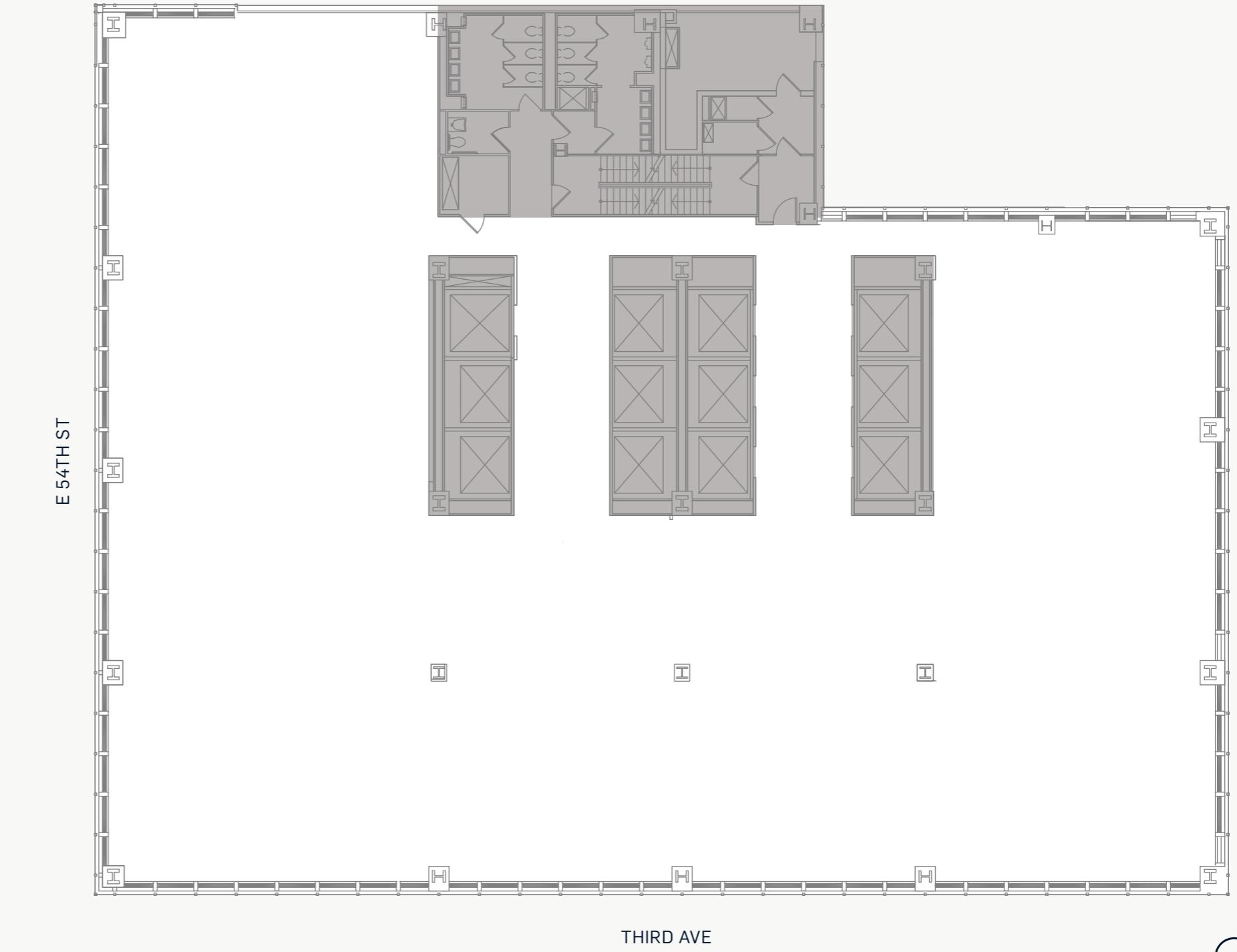
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11TH FLOOR 17,361 RSF

Available 3/1/2024

900
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PARTIAL 4TH FLOOR HIGH-END PRE-BUILT

5,864 RSF

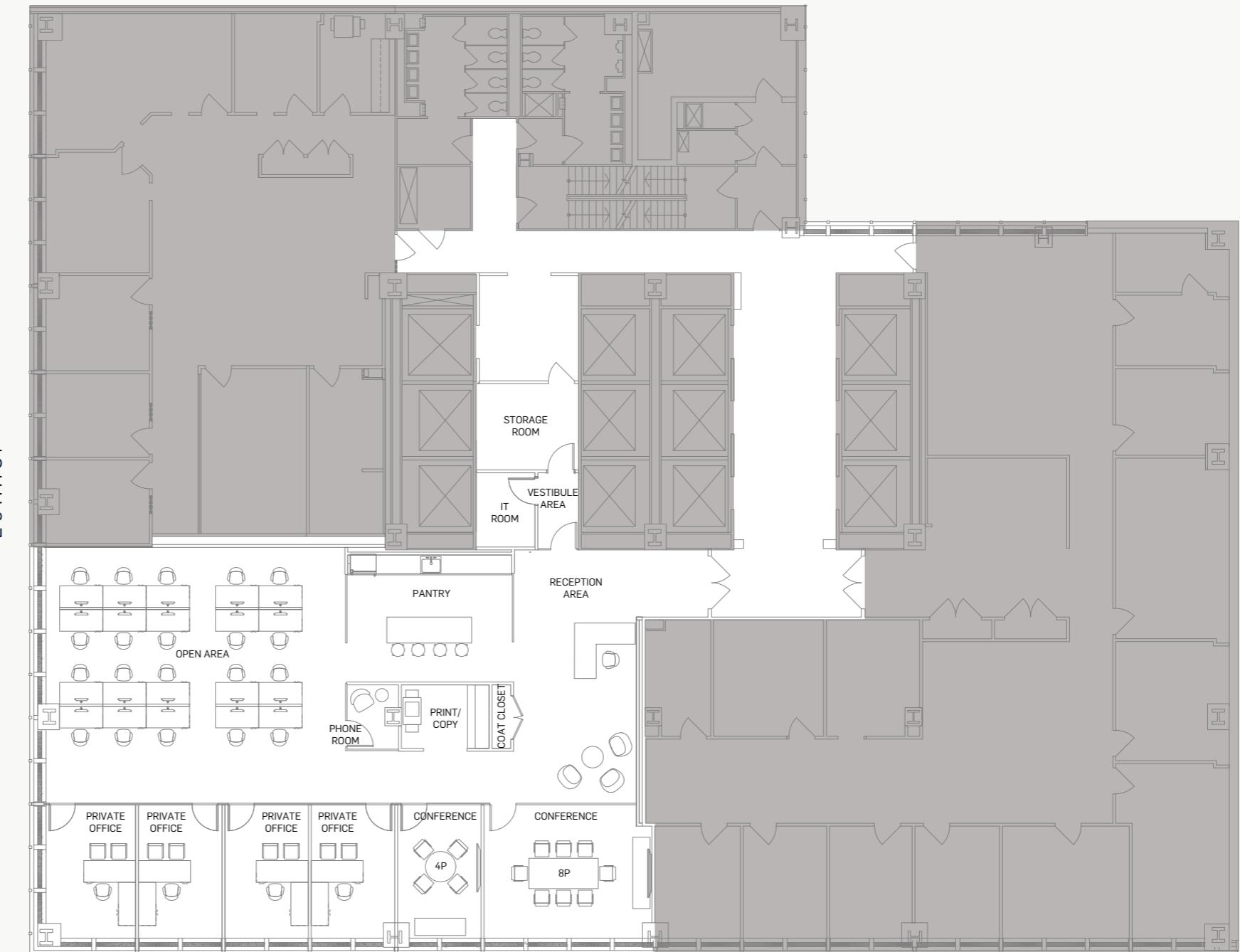
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PERSONNEL

SPACE TYPE	PLAN
Private Office	4
Open Bench Stations	20
Receptionist	1
TOTAL	25

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (8 ppl)	1
Conference (4 ppl)	1
Pantry Area	1
Phone Room	1
Print/Copy Room	1
IT Room	1
Coat Closet	1



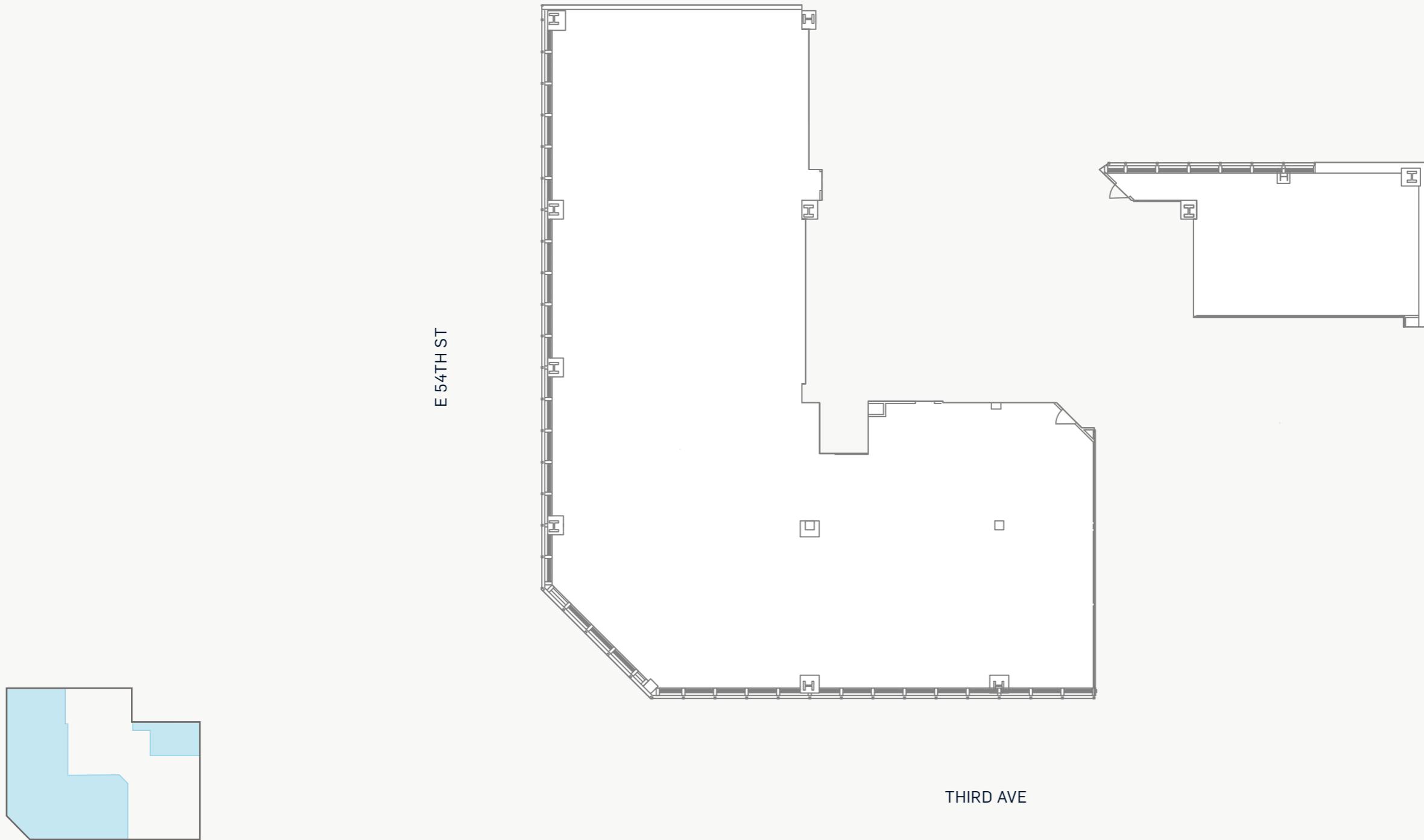
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PARTIAL 2ND FLOOR 12,181 RSF

Available 3/1/2024

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AMENITIES



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.

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Boardroom



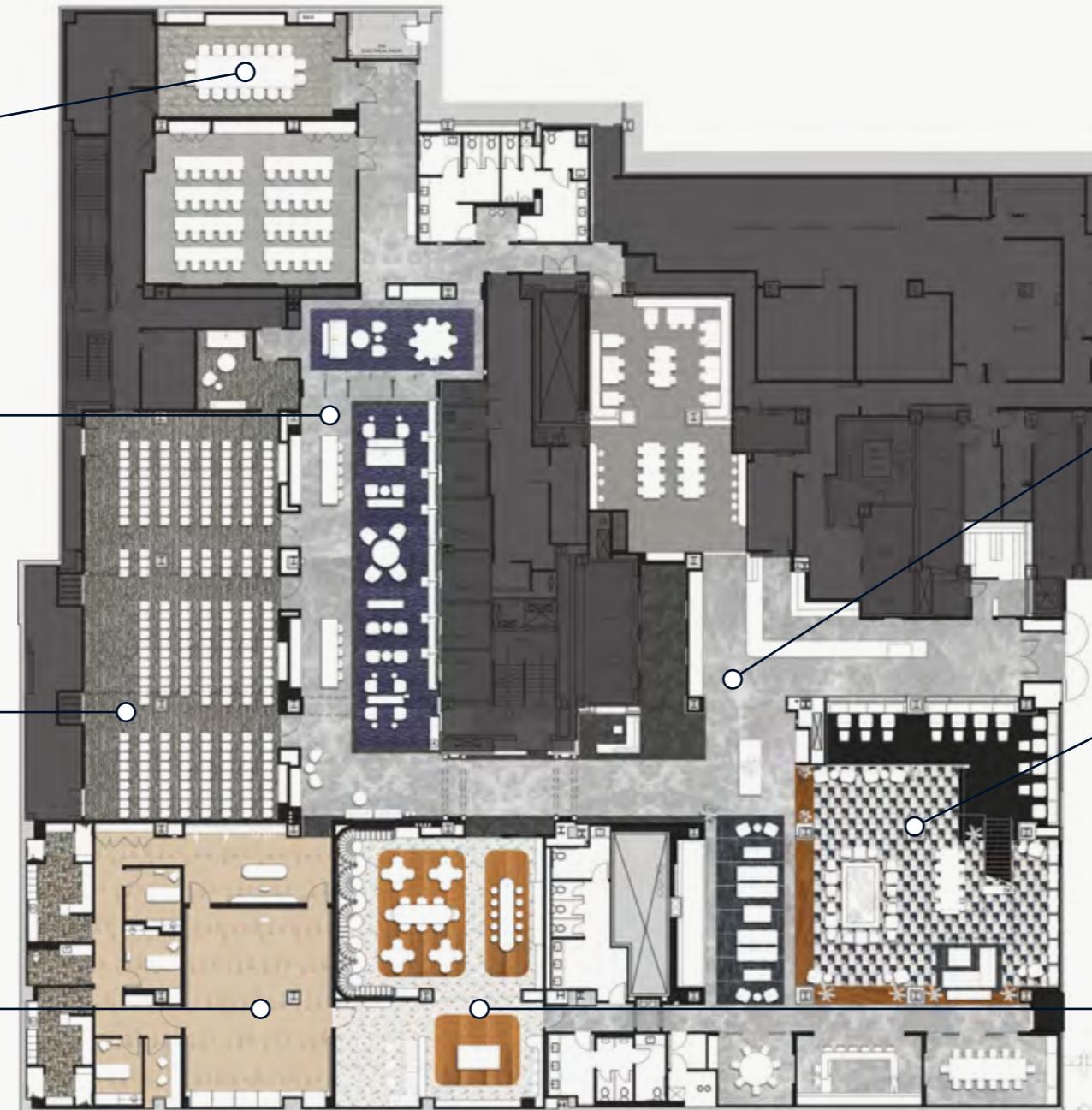
Business lounge



Auditorium



Wellness studio



Reception – street level



Café



Atrium



Team lounge



Street level entrance to
amenity center



Concourse level atrium



In-building café



Team lounge



Boardroom



Business lounge



Auditorium



Wellness studio



BUILDING SPECS

GENERAL DESCRIPTION

Owner	900 Third Avenue, L.P.
Managing Agent	Paramount Group, Inc.
Year Completed	1983
Lobby Renovation	Completed in 2017

CONSTRUCTION DETAILS

Number of Floors	36
Typical Floor Size	17,300 SF low-rise 18,300 SF high-rise
Floor Load Capacity	Office Floor Loading Live load: 50 lbs/sq. ft. Dead load: 20 lbs/sq. ft.
Full Floor Loss Factor	27%
Windows	Windows of the office tower are typically 5' wide by 5'10" tall, double paned, tinted reflective glass.
Typical Slab Heights	Finished ceiling height is 8'6"-9" Slab-to-slab is 12' 8"

ORIGINAL DESIGN AND CONSTRUCTION

Architect	Cesar Pelli/Viñoly Design Architects, and Emery Roth & Sons PC
Mechanical Engineer	Cosentini Associates
Structural Engineer	The Office of Irwin Cantor
Construction	HRH Construction Corp.

AREA AMENITIES

Location

The building is located at the northwest corner of East 54th Street and Third Avenue—5 blocks away from 1301 Avenue of the Americas. The main entrance is on the west side of Third Avenue between East 54th and East 55th Streets.

Paramount Tenant Amenity Center

Paramount Group is in the process of creating a large-scale conference and amenity center on the ground and concourse levels of 1301 Avenue of the Americas. The center will be available exclusively to tenants within Paramount's New York portfolio, and it will feature elevated food service offerings, lounge/breakout areas, and large, flexible meeting rooms capable of accommodating capacities of over 200 seats.

HEATING, VENTILATION, AND AIR CONDITIONING

Air Conditioning

Air conditioning is provided on each tenant floor level by a packaged, condenser water fan-powered air handling unit of either 30 or 40 tons (40 ton units are located on floors 31, 32, and 33) located on each floor in a Mechanical Equipment Room (MER).

Heating

Heating is provided on each floor by perimeter hot water radiation. The water is heated by Con Edison steam utilizing heat exchangers located in the sub-cellars.

Equipment Rooms

One MER, telephone closet, electrical closet, and janitor closet per floor.

Standard Hours of HVAC Operations

Monday – Friday: 8:00 AM to 6:00 PM

ELECTRICITY

Building electric service is available at 460/265 volts, 3-phase, 60-hertz, delivered through three 4,000 ampere services from a Con Edison vault under the 54th Street sidewalk. The service is designed for a demand building load of approximately 9,600 KVA, and the power is distributed throughout the building by means of bus duct risers.

Each floor of the building is separately metered by Con Edison.

Typically, each electric closet contains a bus duct riser, a bus tap switch, a Con Edison meter, one power panel, one lighting panel (460/265 V, 3-phase, 4-wire), a transformer, and one utility panel (208/120 V, 3-phase, 4-wire).

BUILDING SPECS CONT.

LIFE SAFETY

Fire Protection

900 Third Avenue is fully protected with a fire standpipe and sprinkler system in accordance with New York City Building Code and NFPA requirements. All areas are protected by automatic sprinkler systems (except electrical rooms and telephone closets, which are outfitted with smoke detectors). Sprinklers are hydraulically calculated and supplied from a standpipe riser located in the staircase. All control valves and water flow devices are supervised and connected to the building fire alarm system. In the event of a fire, upper floors are supplied from the roof house tanks, supplemented by a booster pump, which provides water when house tank pressure is insufficient. Lower floors are supplied from an automatic fire pump and jockey pump fed from the street mains. Additionally, one manual fire pump is available to supply the entire building.

Emergency Generator

A 415 KW emergency diesel driven generator with automatic starting capability having an output of 460/265 volts, 3-phase, 4-wire, 60-hertz is located on the 35th floor MER. A 275 gallon diesel fuel tank is located in the same MER. Emergency power is routed to the required loads through automatic transfer switches and a separate conduit cable system.

PASSENGER ELEVATORS

Manufacturer	Otis Elevator	
Number of Elevators	13	
Elevator Capacity	Passenger:	3,500 lbs.
	Freight:	4,000 lbs.
	Penthouse:	2,500 lbs.
Elevator Speed	Low Rise:	500 FPM
	High Rise:	700 FPM
	Shuttle Car:	125 FPM

OTHER INFORMATION

Loading Dock

Located on the 54th street side of the building.

Roof

The roof is constructed with a built-up waterproof membrane covered with gravel on the interior portion. Along the perimeter there is a concrete deck for the window washing rig.

TELEPHONE SYSTEM

Distribution

One telephone closet per floor. The main telephone room is located in the sub-cellars. Verizon provides fiber optic connections at this location. Spectrum provides cable TV service to 900 Third Avenue. The tenant is responsible for pulling a cable to their office from the telephone closet on every floor. Only RG-6U plenum cable is acceptable.

TELECOMMUNICATION

There are currently six telecom service providers available to tenants at 900 Third Avenue using various infrastructure systems. Four of the telecom providers distribute their services via fiber optic cabling. One service provider offers fixed wireless services and another uses coaxial cabling.

Company

- Cablevision, Cogent, Level 3, and Verizon
- Towerstream
- Spectrum (formerly Time Warner Cable)

Infrastructure Medium

- Services over fiber optic systems
- Fixed wireless / Ethernet level copper
- Coaxial systems

Spectrum/Time Warner provides cable TV service. The tenant is responsible for pulling a coaxial cable to their office from the telephone closet on every floor. Only RG-6U plenum cable is acceptable.

TECHNOLOGY

Internet Service Providers

Altice/Cablevision, Cogent Communications Inc., Lumen, Pilot Fiber

Tenant Amenity Application

Access to exclusive deals and promotions, including amenity reservations, community and marketplace platforms, local information (news, events, transformation, and announcements), real-time building information and announcements, and work order submissions.

Mobile Access

Apple wallet enabled, bluetooth, and NFC.

BATHROOMS

Layout

Restrooms on each floor are finished with ceramic tile flooring and walls. American Standard plumbing fixtures are wall hung. All fittings are brass chrome plated over with a polished finish.



PARAMOUNT GROUP

Paramount Group, Inc. is a real estate investment and management firm with in-house 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 10.4 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

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