

# 745

FIFTH AVENUE



PARAMOUNT  
GROUP



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745 FIFTH AVENUE

# Subway Map

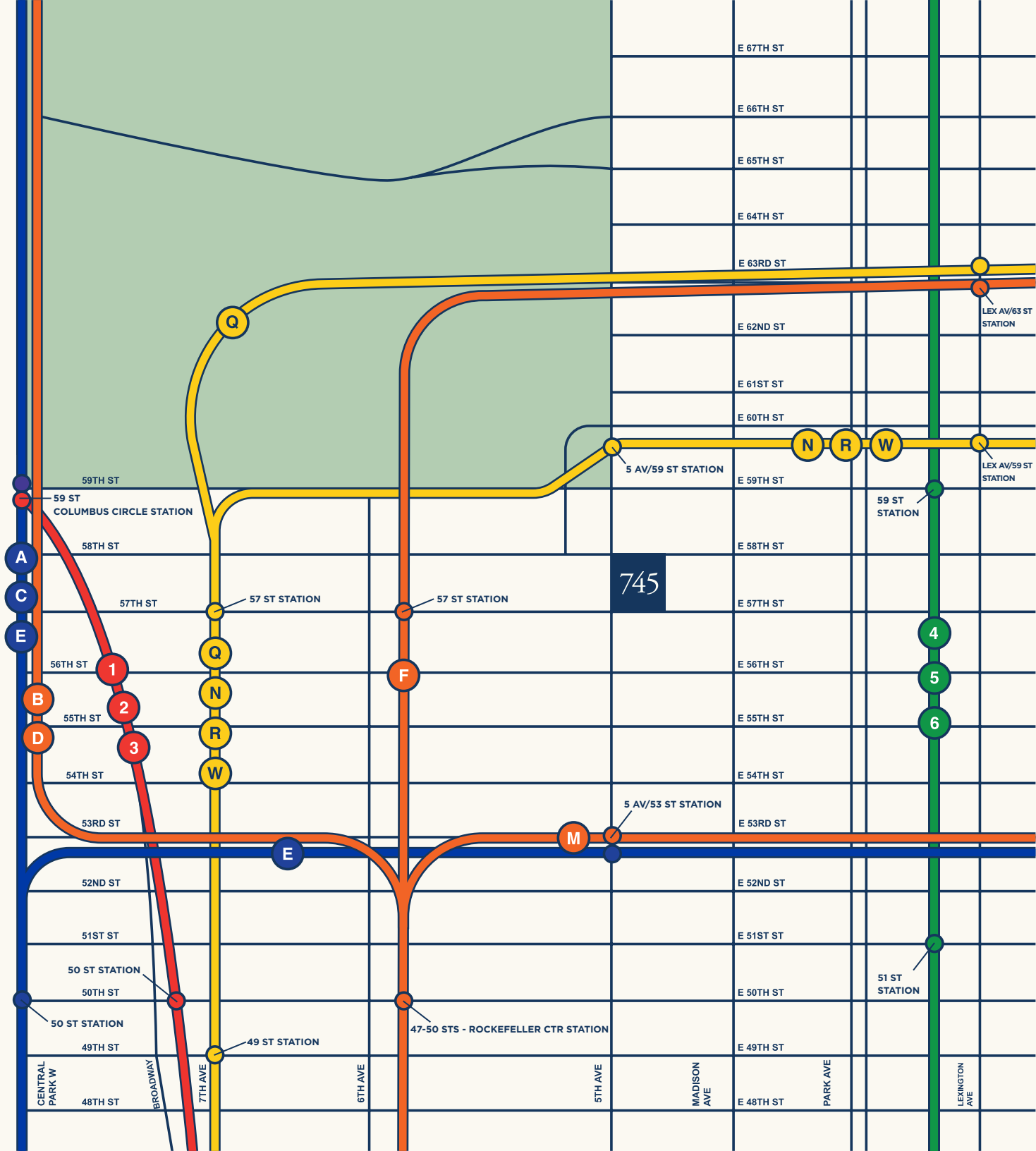
2-minute walk to



5-minute walk to



5-minute walk to



745 FIFTH AVENUE

# Neighborhood Destinations

**FOOD & BEVERAGE**

- 1 Barcelona Bar
- 2 Bareburger
- 3 Beyond Sushi
- 4 Chop't
- 5 Daniel
- 6 Dig
- 7 Fig & Olive
- 8 Ippudo
- 9 La Grande Boucherie
- 10 Le Bernardin
- 11 Le Pain Quotidien
- 12 Melt Shop
- 13 Nobu Fifty Seven
- 14 Ocean Prime
- 15 Pret a Manger
- 16 Quality Italian
- 17 Sarabeth's
- 18 TAO Uptown
- 19 The Meatball Shop
- 20 The Modern
- 21 Urbanspace

**HOTELS**

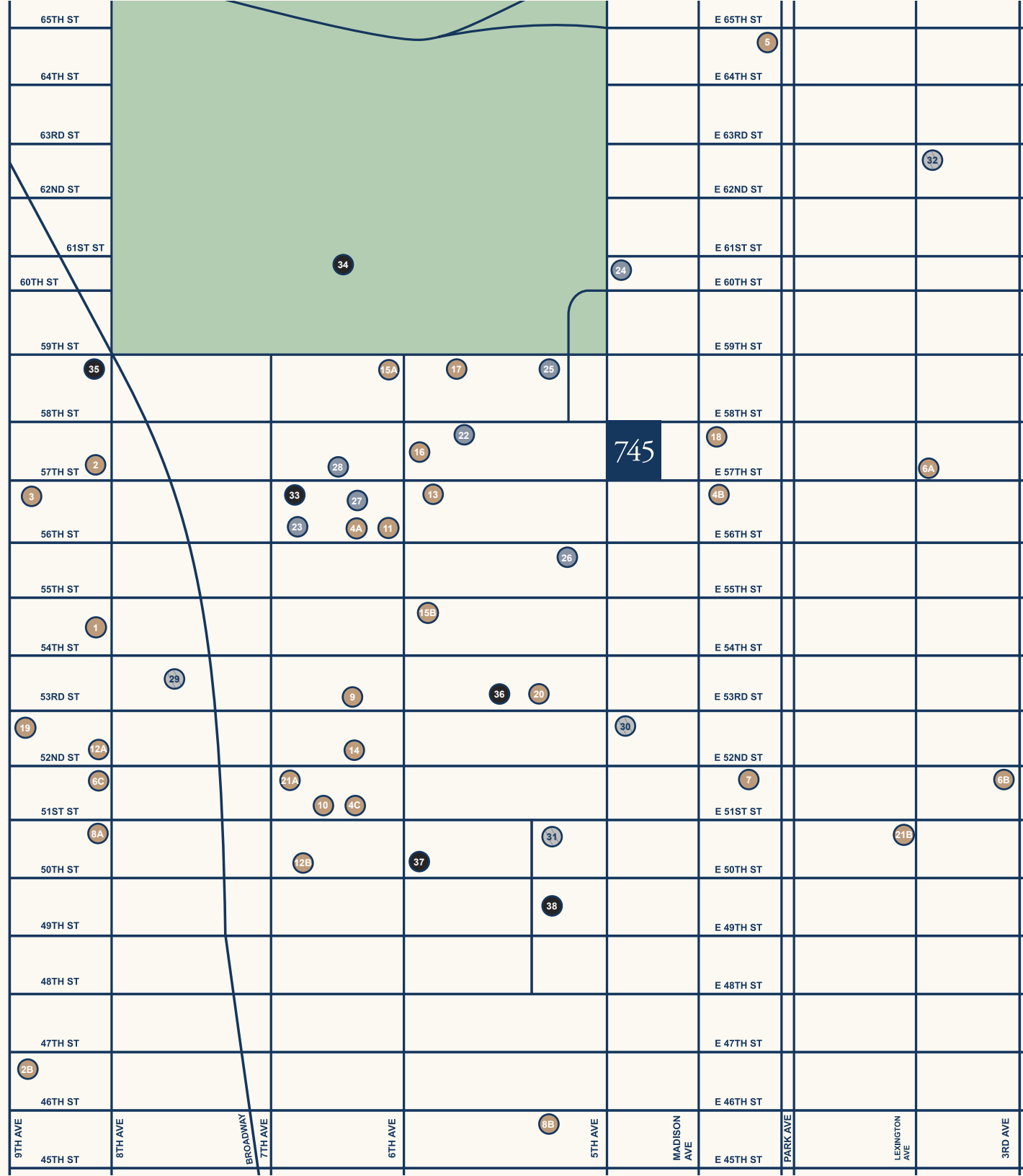
- 22 1 Hotel Central Park
- 23 Carnegie Hotel Midtown
- 24 The Pierre
- 25 The Plaza Hotel
- 26 The Whitby
- 27 Thompson Central Park
- 28 Viceroy Hotel

**FITNESS**

- 29 Crunch 54th Street
- 30 Equinox 53rd Street
- 31 Equinox Rockefeller
- 32 Equinox E 63rd Street

**CULTURE**

- 33 Carnegie Hall
- 34 Central Park
- 35 Columbus Circle
- 36 MoMA
- 37 Radio City Music Hall
- 38 Rockefeller Center





745 FIFTH AVENUE

## Availabilities

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Floor 33 - Entire Floor | 6,200SF

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Floor 32 - Entire Floor | 6,200 SF

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Floor 17 - Partial Floor | 9,073 SF

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Floor 16 - Partial Floor | 4,134 SF

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Floor 16 - Partial Floor | 4,000 SF

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Floor 9 - Partial Floor | 10,324 SF

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Floor 8 - Partial Floor | 10,324 SF

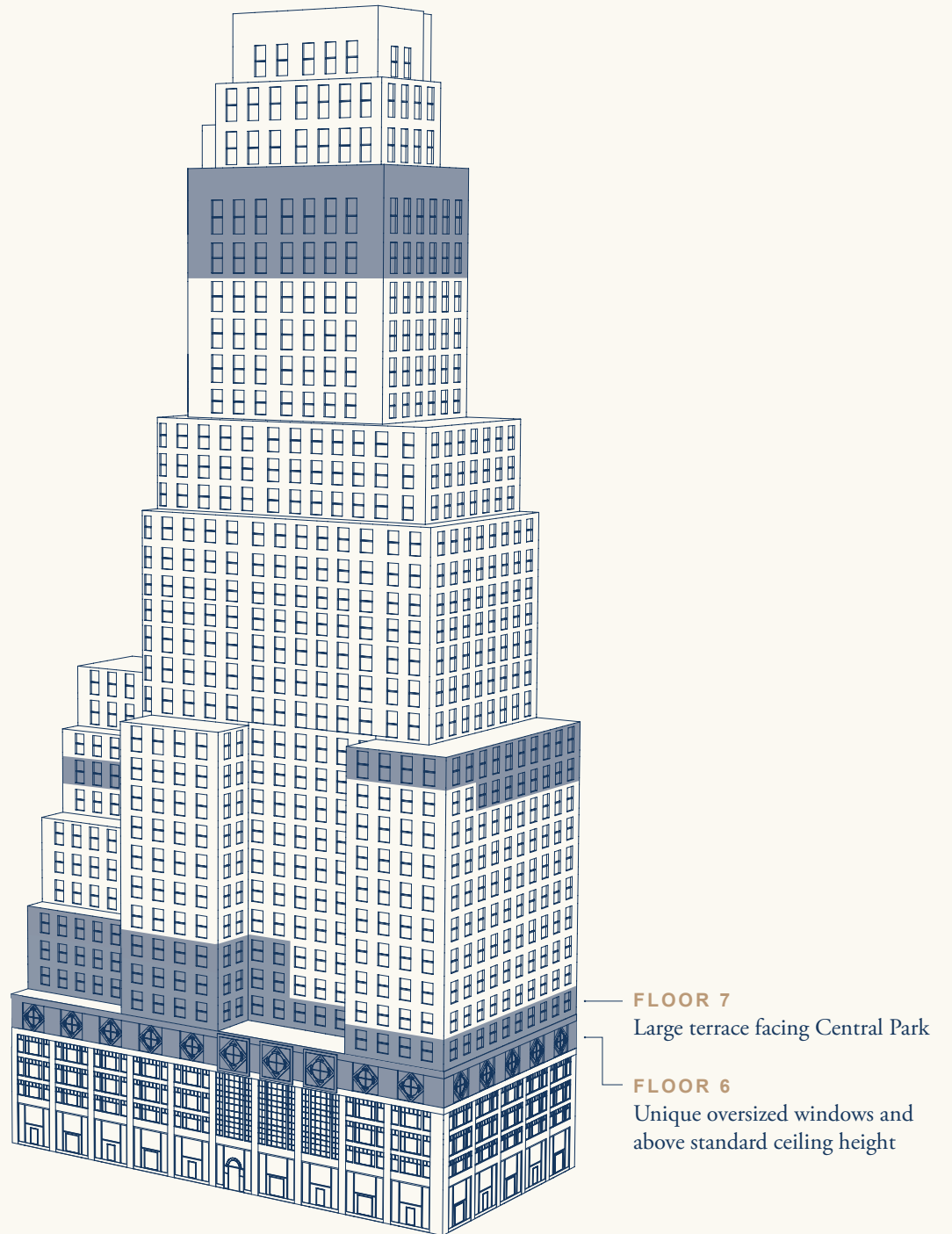
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Floor 7 - Entire Floor | 22,624 SF

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Floor 6 - Entire Floor | 26,781 SF

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View from Tower Floor





View from Base Floor





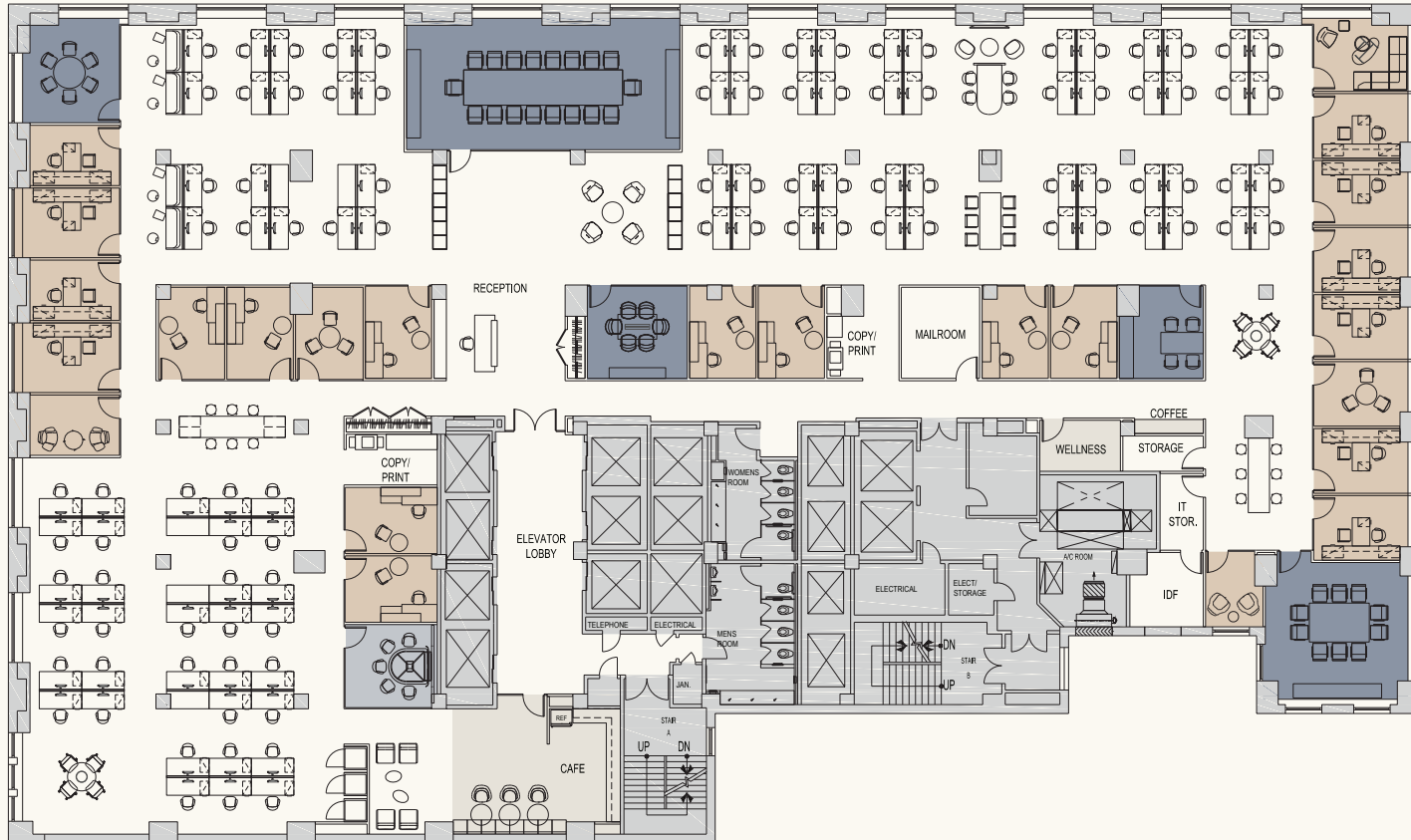


745 FIFTH AVENUE

# 6th Floor - Open/Office Hybrid Test-Fit

58TH STREET

FIFTH AVENUE



- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES

RSF  
26,781

RSF/SEAT  
222

TOTAL SEAT COUNT  
119

OFFICES  
19

WORKSTATIONS  
99

OTHER  
1

OPEN/CLOSED  
84% : 16%

TOTAL COLLABORATION SEATS  
121

ENCLOSED COLLABORATION SEATS  
79

OPEN COLLABORATION SEAT  
42

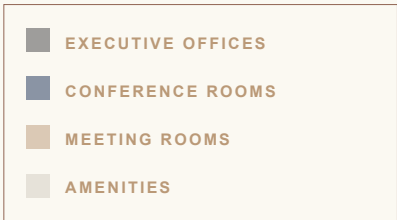
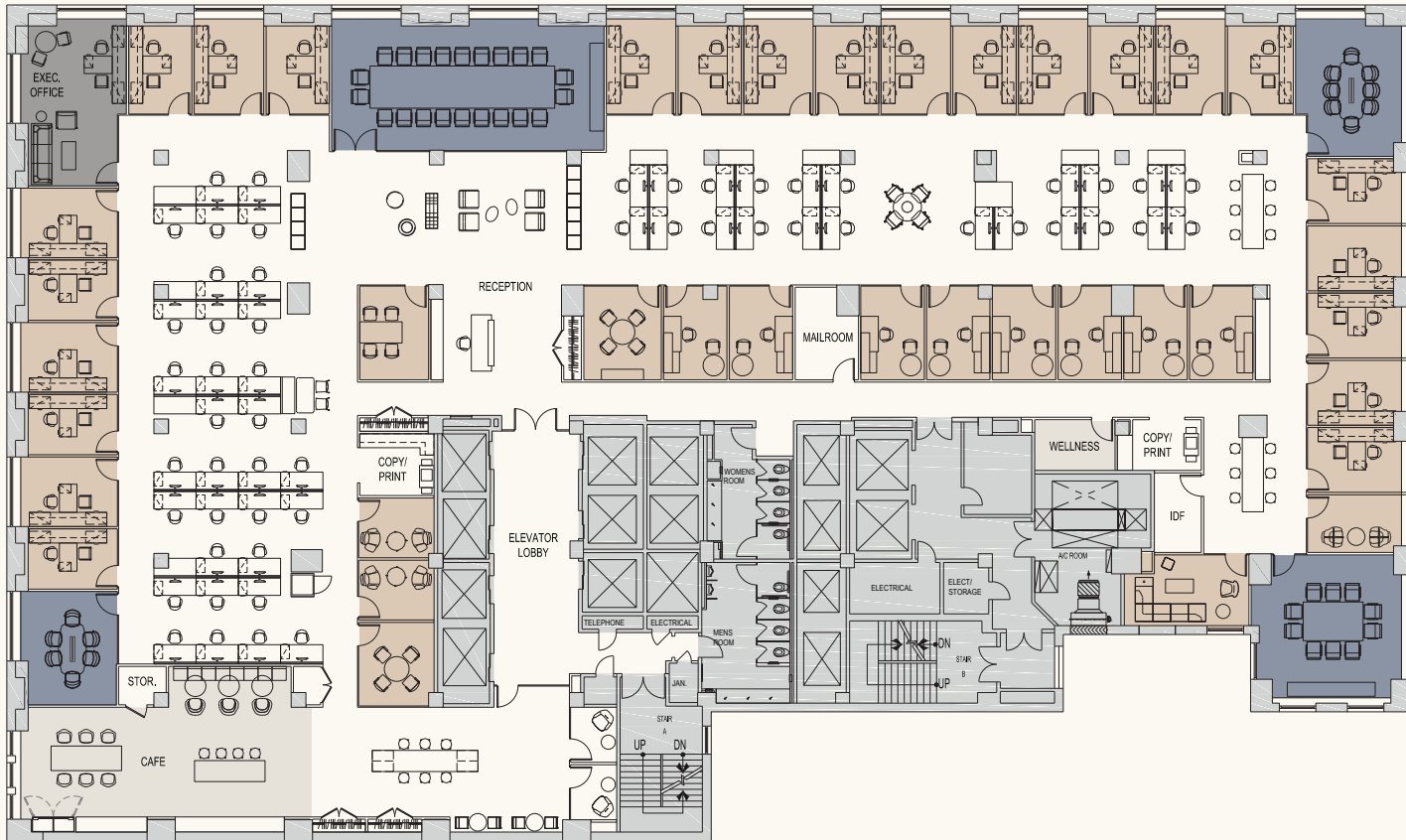
COLLABORATION RATIO/SEAT  
1.02 : 1

745 FIFTH AVENUE

# 6th Floor - Perimeter Office Test-Fit

58TH STREET

FIFTH AVENUE



RSF  
26,781

RSF/SEAT  
297

TOTAL SEAT COUNT  
89

OFFICES  
34

WORKSTATIONS  
54

OTHER  
1

OPEN/CLOSED  
62% : 38%

TOTAL COLLABORATION SEATS  
92

ENCLOSED COLLABORATION SEATS  
50

OPEN COLLABORATION SEAT  
42

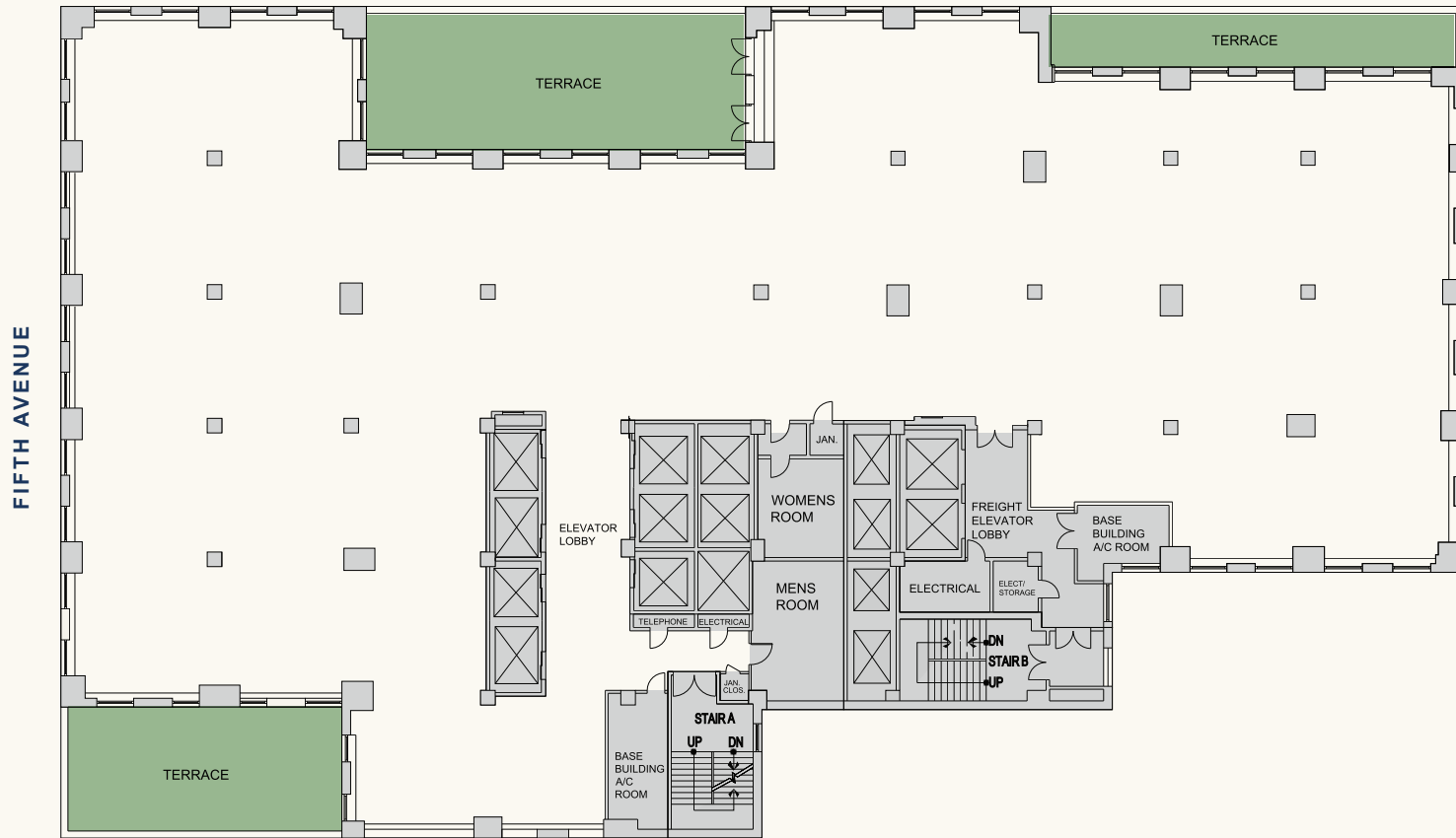
COLLABORATION RATIO/SEAT  
1.03 : 1



745 FIFTH AVENUE

# 7th Floor

58TH STREET



RSF  
22,624

745 FIFTH AVENUE

# 7th Floor - Open/Office Hybrid Test-Fit

58TH STREET

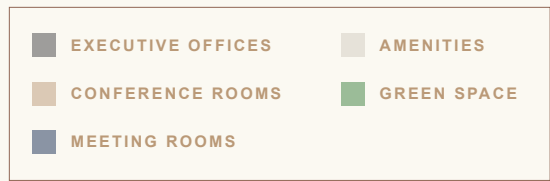


|                                  |           |
|----------------------------------|-----------|
| <b>RSF</b>                       | 22,624    |
| <b>RSF/SEAT</b>                  | 247       |
| <b>TOTAL SEAT COUNT</b>          | 92        |
| <b>OFFICES</b>                   | 18        |
| <b>WORKSTATIONS</b>              | 73        |
| <b>OTHER</b>                     | 1         |
| <b>OPEN/CLOSED</b>               | 80% : 20% |
| <b>TOTAL COLLABORATION SEATS</b> | 121       |
| <b>OPEN COLLABORATION SEAT</b>   | 64        |
| <b>COLLABORATION RATIO/SEAT</b>  | 1.32 : 1  |

745 FIFTH AVENUE

# 7th Floor - Perimeter Office Test-Fit

58TH STREET



RSF

22,624

RSF/SEAT

291

TOTAL SEAT COUNT

78

OFFICES

24

WORKSTATIONS

53

OTHER

1

OPEN/CLOSED

69% : 31%

TOTAL COLLABORATION SEATS

90

ENCLOSED COLLABORATION SEATS

62

OPEN COLLABORATION SEAT

28

COLLABORATION RATIO/SEAT

1.15 : 1



745 FIFTH AVENUE

# 17th Floor - Perimeter Office Test-Fit

58TH STREET

FIFTH AVENUE



RSF  
9,073

# Paramount Amenity Center

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.





# Concourse Level Amenity Space



BOARDROOM



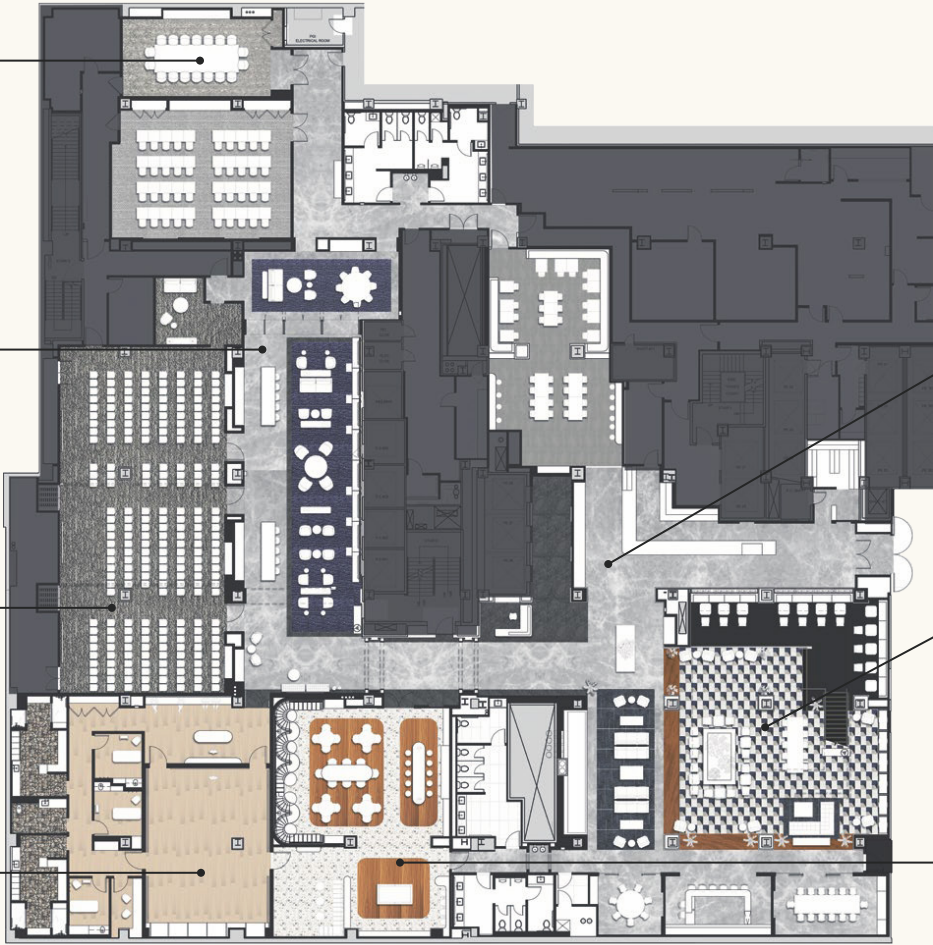
BUSINESS LOUNGE



AUDITORIUM



WELLNESS STUDIO



RECEPTION - STREET LEVEL



CAFÉ



ATRIUM



TEAM LOUNGE





PARAMOUNT  
CLUB

Street Level Entrance to  
Amenity Center





Concourse Level Atrium





**STARTERS**

|                    |       |
|--------------------|-------|
| FRENCH FRIES       | \$1.5 |
| EGG SALAD SANDWICH | \$1.5 |
| GREEN PASTA        | \$1.5 |
| GRILLED CHICKEN    | \$1.5 |
| GRILLED PASTA      | \$1.5 |
| BAKED PORK         | \$1.5 |

**MAIN MENU**

|               |       |
|---------------|-------|
| GRILL CHICKEN | \$1.5 |
| CHICKEN PASTA | \$1.5 |
| BAKED PORK    | \$1.5 |

**BEVERAGES**

|           |       |
|-----------|-------|
| COFFEE    | \$1.5 |
| TEA       | \$1.5 |
| MILKSHAKE | \$1.5 |
| SMOOTHIE  | \$1.5 |
| JUICE     | \$1.5 |
| WATER     | \$1.5 |

PARAMOUNT  
CAFÉ





Business Lounge





Boardroom





Team Lounge





Wellness Studio





Auditorium



## SPEC LIST

# Building Specs

### OWNER

WvF-Paramount 745 Property, L.P.

### MANAGING AGENT

Paramount Group, Inc.

### YEAR COMPLETED

1930, major redevelopment in 1989

### GROSS BUILDING AREA

502,452 rentable square feet

341,886 usable square feet

### LOCATION

The building is located on the corner of 58th Street and 5th Avenue, at the Southeast corner of Central Park in the Plaza District of Manhattan. The building is conveniently located close to diverse restaurants, hotels and shopping.

### ARCHITECT

Buchman & Kahn

### NUMBER OF FLOORS

36

### FLOOR LAYOUT

Rectangular building footprint, about 118' along Fifth Ave. by 200' along 58th St. Floors change layout 14 times due to large number of setbacks.

### TYPICAL FLOOR SIZE

Floor plates vary with lower floors at about 24,000 sf to about 3,500 sf for the uppermost floors.

### FLOOR LOAD CAPACITY

Design live load is 120 PSF

Design dead load is 61 PSF

### FULL FLOOR LOSS FACTORS

Varies

### WINDOWS

The windows consist of double glazed, double hung, aluminum frames which can be opened.

### MULLION SPACING

N/A

### EXTERIOR

Facade clad with black polished Cambrian granite on the 1st and 2nd stories. The retail store fronts are accented by extruded bronze and stainless steel frames. Floors 3 to 7 are finished with limestone and glazed brick is used above the 7th floor with glazed precast stone details and ornamentation on the parapet walls.

### TYPICAL SLAB HEIGHTS

Slab-to-slab heights vary in the building as follows:

|                |        |               |       |
|----------------|--------|---------------|-------|
| Floors 1 and 2 | 14'    | Floor 26 & 27 | 11"   |
| Floors 3-6     | 13'    | Floor 28-33   | 11"   |
| Floors 7-24*   | 11'10" | Floor 34      | 11'8" |
| Floor 25       | 13'10" | Floor 35      | 12'   |

\*No 13th Floor

### BUILDING HEIGHT

482' 8"

### STRUCTURE

Concrete encased structural steel frame with reinforced poured concrete floors and non-load bearing exterior terra cotta and brick masonry walls.

### AIR CONDITIONING

The building has a central condenser water system. Each floor has one or two base building package AC units which vary in size, but range primarily from 25 tons to 35 tons. Many tenants also supplement their air conditioning with local air cooled units for above-standard loads.

### EQUIPMENT ROOMS

Typical A/C Floor Layout – Floor 1 to 17, two rooms per floor.

### ZONING

N/A

### STANDARD HOURS OF HVAC OPERATION

Monday – Friday: 8:00 am to 6:00 pm

### SUPPLEMENTAL HVAC

Air cooled, per tenant as designed

### GENERAL ELECTRICITY

Located on floors 45, 11 and sub-concourse level

### METHOD OF MEASURING TENANT CONSUMPTION

Many tenants are sub-metered, and others have their electrical consumption set at a fixed rate and is included in their rent.

### ELECTRICAL CLOSETS

One per floor

### SPRINKLER SYSTEM

The building is fully sprinklered except for electrical and elevator rooms which are protected by smoke detectors.

### FIRE PANEL

A Comtrak 2000 fire panel is located in the main lobby of the building at the concierge desk, runs off a battery system, and is backed up by an emergency generator.

### EMERGENCY POWER

There is a diesel powered 500kw, 563kva at 80% power factor emergency electrical generator. It provides back up power for life safety systems (emergency egress lighting, fire protection and alarm systems, fire pumps and selective elevators).

### TELEPHONE DISTRIBUTION

One telephone closet per floor. The main telephone room is located on the sub-basement level.

### BATHROOM LAY-OUT

Multi-tenant floors have (4, 6, 9, 12, 14, 16, 17) men's and women's rooms. Handicap bathrooms are located on floors 4, 6, 9, 16, 17.

### NUMBER OF ELEVATORS

Office Tower: 12, Retail: 44, 6, 9, 16, 17.

### NUMBER OF ESCALATORS

Retail: 4

### ELEVATOR CAPACITIES

Office Tower: 2,700 lbs. Retail: 3,000 lbs.

### ELEVATOR SIZE

3'6" wide by 7' high

### NUMBER OF FREIGHT ELEVATORS

2 low rise (floors SB – 16)

1 high rise (floors SB – lobby, 16 – 34)

### FREIGHT ELEVATOR CAPACITIES

Low rise 3,500 lbs.

High rise 3,000 lbs.

### ELEVATOR SIZE

3'6" wide by 7' high

### LOADING DOCK

The building does not have a loading dock but receives deliveries at the 12 East 58th Street entrance. Vehicles load and unload at the curb. Freight is moved along the freight service corridor to the low-rise freight elevators. Deliveries to high rise floors transfer at the basement level to the high-rise freight elevator.

### PARKING

None.

### TERRACES

Floors 7, 10, 14, 18, 19, 20, 24, 25, 26, 28, 34 are accessible by the adjacent tenants.

### SECURITY

Uniformed security personnel and certified fire safety directors are on duty 24 hours a day, seven days a week. The building has a sophisticated camera monitoring system. All freight deliveries must be prior arranged and approved by the building management office.

### TECHNOLOGY

#### Internet Service Providers

Lumen, Cogent Communications,

Zayo Group, Pilot Fiber NY

#### 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 / announcements and work order submissions.

#### Mobile Access

Apple wallet enabled, Bluetooth and NFC

745 FIFTH AVENUE

## Leasing Information

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