

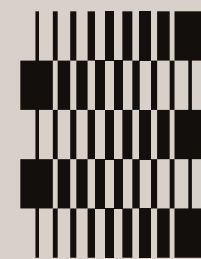
1301 Avenue of the Americas

ELECOR
PROPERTIES



THE WORKDAY, AMPLIFIED.

1301 AVENUE OF THE AMERICAS is designed to help large organizations get more from every workday. Expansive, flexible floorplates that range from 30,000 to 68,000 SF provide the freedom to create workplaces that reflect the way modern teams work, with room to focus, collaborate, and grow. Paired with inspiring Midtown views and exceptional connectivity, it's a workplace built around performance.





Designed around ambition.

Expansive podium floors give large tenants the freedom to create a workplace entirely their own. With room for more than 400 employees, versatile layouts, private offices, lively shared spaces, and the potential for a distinctive inset terrace, each floor can be shaped around how teams focus, connect, and perform. An inspiring Midtown backdrop brings energy to every part of the experience.

DEDICATED TERRACE OPPORTUNITY FOR LARGE TENANT

PODIUM FLOORS ENABLE PROGRAMMING FOR 400+ EMPLOYEES

AN INSPIRING BACKDROP TO MATCH A LIVELY OFFICE SPACE

EXTENSIVE DESIGN POTENTIAL FOR DISTINCT INSET TERRACE SPACE

PRIVATE OFFICES WITH AMPLE SPACE AND EFFORTLESS STYLE

EXPANSIVE FLOORS WITH VERSATILE LAYOUTS

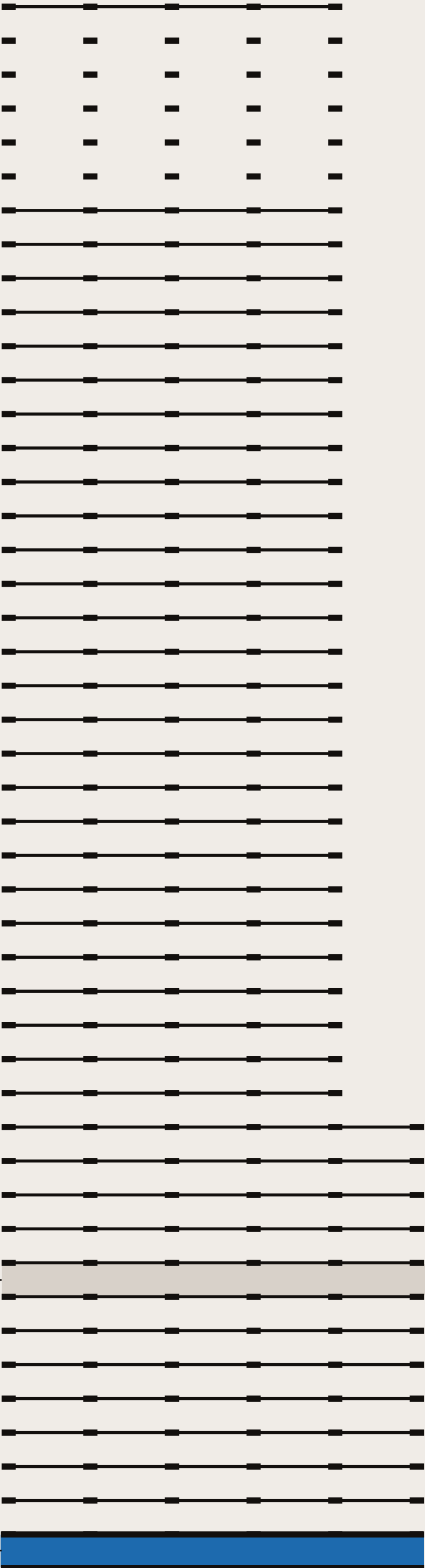


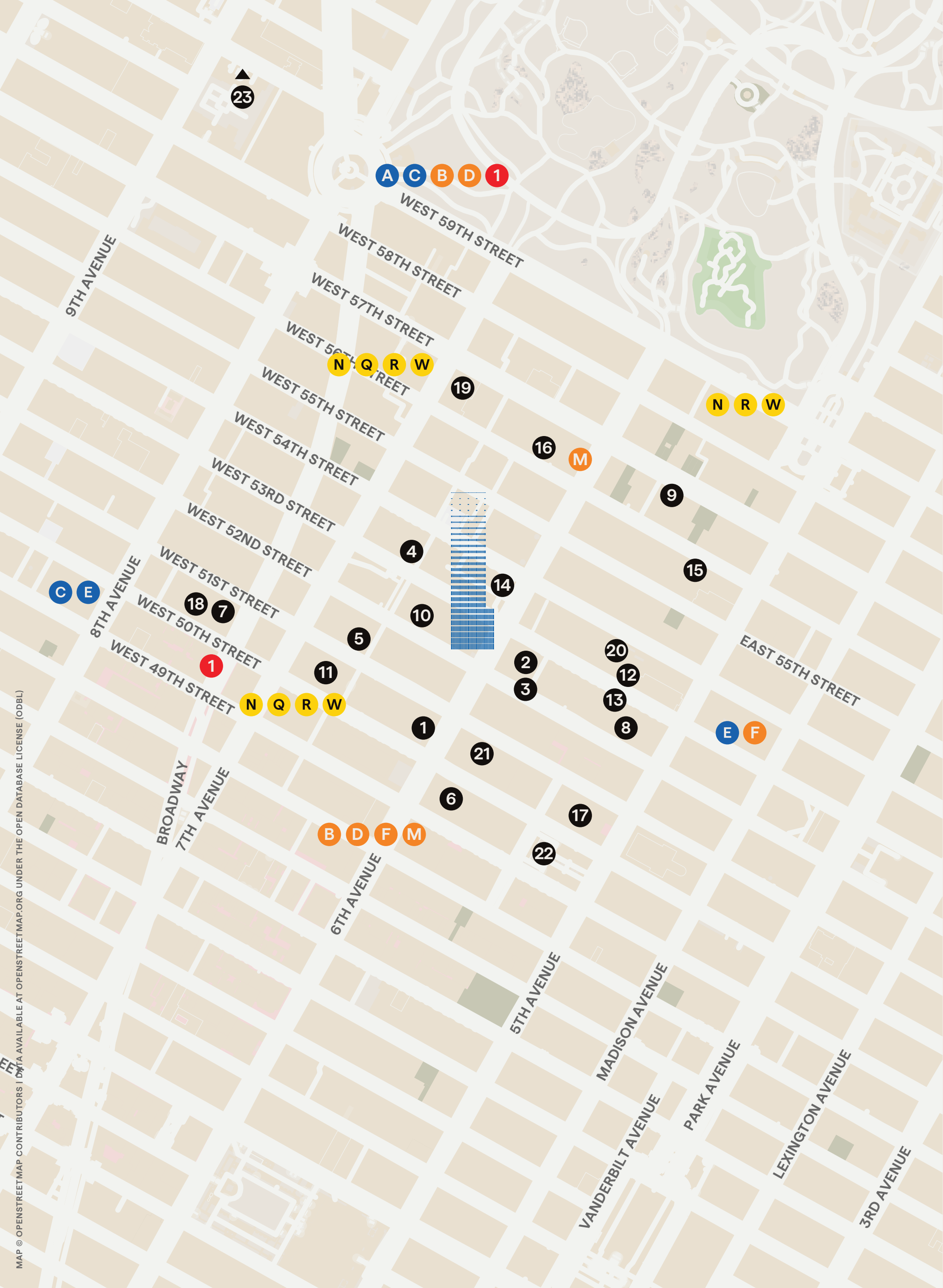
Availabilities

Explore current availabilities at **1301 AVENUE OF THE AMERICAS**, with a wide range of floor plates, flexible layouts, inspiring Midtown views, and the potential for a distinctive private terrace.

00 00,000 RSF FULL FLOOR AVAILABLE NOW

CONCOURSE Amenity Floor





More of Midtown within reach.

At **1301 AVENUE OF THE AMERICAS**, more of Midtown becomes part of the workday. Dining, culture, fitness, and hospitality are all close at hand.

FOOD & BEVERAGE:

- 1 Avra
- 2 Farmer J
- 3 Fogo de Chão
- 4 La Grande Boucherie
- 5 Le Bernardin
- 6 Daily Provisions
- 7 Din Tai Fung
- 8 WatchHouse Coffee
- 9 Nobu Fifty Seven
- 10 Ocean Prime
- 11 The Little Beet
- 12 The Modern

HOTELS:

- 13 Baccarat Hotel
- 14 Hilton Midtown
- 15 The Whitby
- 16 Thompson Central Park

FITNESS:

- 17 Equinox Rockefeller
- 18 Equinox West 50th Street

CULTURE:

- 19 Carnegie Hall
- 20 MoMA
- 21 Radio City Music Hall
- 22 Rockefeller Center
- 23 Lincoln Center

THE AURELIAN

WORK.
HOST.
RECHARGE.

Elecor Properties NYC tenants have access to The Aurelian, a 5 minute walk from 1633 Broadway. The 32,000-square-foot private club at 1301 Avenue of the Americas brings business and hospitality together through meeting spaces, dining, wellness, programming, and service. It gives tenants a more considered setting for productive meetings, client conversations, private events, and time between the demands of the day.

The Aurelian offers members and guests a more private way to meet, host, restore, and gather.

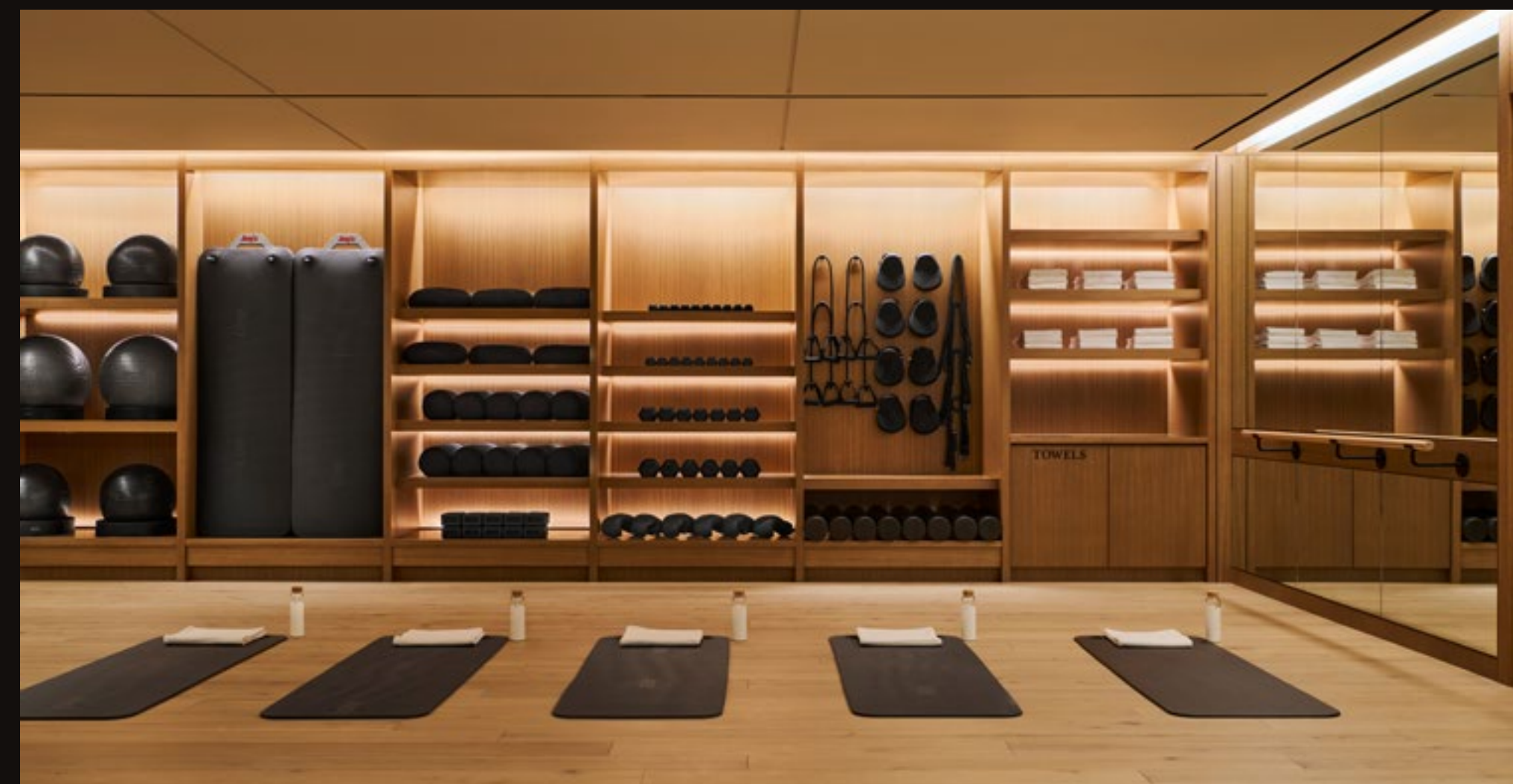
An illuminated stair opens into a sophisticated atrium, with new spaces unfolding throughout the club. Programming includes talks, wellness classes, live music, pop-up shopping, cocktail making, and more.

Private meeting and dining rooms are available for groups of all sizes, while the wellness center offers on-site physical therapy support in a setting shaped by natural wood, plush towels, and ambient light.









1301 Avenue of the Americas

BUILDING SPECIFICATIONS

OWNER & MANAGING AGENT

Owner: 1301 Properties Owner LP
Managing Agent: Elecor Properties

YEAR COMPLETED

Main Tower: 1964; Annex: 1970

YEAR RENOVATED

Building: 1989 – 1990; Lobby: 2016

TOTAL RSF

1,770,988 SF

ARCHITECTS

Original: Shreve, Lamb & Harmon Associates
Renovation: Skidmore, Owings & Merrill

NO. OF FLOORS

45

HOURS OF OPERATION

8am–6pm, M–F

CONSTRUCTION

Foundation: reinforced concrete on grade
Framing: steel columns and beams
Deck: metal deck and Concrete

EXTERIOR FINISH

Façade is aluminum & glass

DESIGN LOADS

Live load: 50 lbs/SF

CEILING HEIGHTS (SLAB TO SLAB)

Lobby: 26 ft.
Standard: 11.5 ft.

COLUMN SPACING

Columns are spaced 16–20 ft. on center

ELEVATORS

Passenger elev. max capacity: 3,500 lbs.
Service elev. max capacity: 4,000 lbs.
Elevator manufacturer: Otis

LOBBY/ELEVATOR FINISHES

Landlord has completed a lobby renovation that includes a new ceiling, new lighting and a new treatment on the columns. Other lobby finishes include brilliant African mahogany walls, brushed Thassos marble elevator lobby vestibules and a diamondized white Carrera marble floor with black granite bordering. The newly renovated elevator cabs include wood and marble panels with new floor tiles to match the lobby.

ELEVATOR CARS

CARS	FLOORS SERVED	SPEED
Bank A Car 1-8	Lobby – 10	500
Bank B Car 9-14	Lobby, 10-21	500
Bank C Car 15-20	Lobby, 22-33	500
Bank D Car 21-24	Lobby, 33-44	1,000
Bank D Car 25, 26	Lobby, 33-45	1,000
Bank F Car 36-38	Concourse-10	500
Bank E Car 27, 28	Entire Building	800
Bank G Car 35	Subconcourse-14	800

PERIMETER SYSTEM

Constant speed air and secondary water system provides heating and cooling which is divided into five (5) zones: Two (2) Upper, Two (2) Lower and One (1) Annex

INTERIOR SYSTEM

The interior portion has six (6) zones and is controlled through a constant air volume system: Two (2) Upper, Three (3) Lower, One (1) Annex

HVAC

Two (2) 2,300 ton steam driven chillers and one (1) 1,500 ton steam driven chiller. The building utilizes airside economizer with 100% outside air intake capabilities at each central fan system. Base floors also contain an additional 350 ton chiller plant that is backed up on emergency power.

MECHANICAL EQUIPMENT ROOMS

Located on fl. 45, 11, and sub-concourse.

SUPPLEMENTARY HVAC

Condenser water is available for tenant use at approximately 40 tons per foot. Base floors are tied to a dedicated system with an additional 200 ton capacity.

DESIGN CRITERIA

Cooling: Interior Space Conditions
Outdoor Air Conditions; 78°F +/-2 Dry Bulb
91–95°F Dry Bulb
Heating: Interior Space Conditions
Outdoor Air Conditions; 70°F +/-2 Dry Bulb
0°F Dry Bulb

GENERAL ELECTRICITY

The building is fed by Con Edison electric.
System design is for approx. 25,000 KVA.
Distribution through the building is via cable and conduit and buss duct.
Building standard capacity for tenants is six (6) watts per usable square foot, exclusive of HVAC. Additional power is available, based on demonstrated need.

FIRE PROTECTION

Building is fully equipped with sprinklers and a Simplex Grinnell system that connects directly with a central monitoring station.

EMERGENCY POWER

Provided to life safety systems. All vital building and life safety systems are backed by a diesel powered emergency electrical generator located on the sub-concourse level. There is an 850 KW available on a base building diesel generator.

SECURITY

Building security personnel are supplemented by a closed circuit television system with over 48 cameras positioned in public areas throughout the building and perimeter areas.

BUILDING MGMT. SYSTEM

Andover System

LOADING DOCK

The 53rd Street Loading Dock is equipped with platform leveling.

TECHNOLOGY

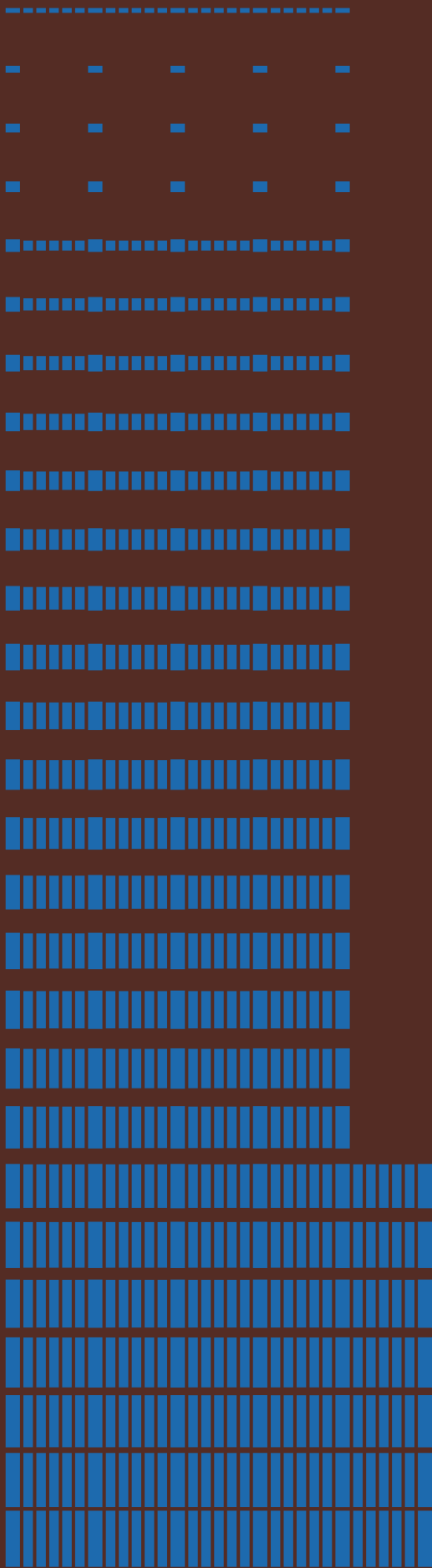
Internet Service Providers:
AboveNet Communications Inc.
Cablevision Lightpath
Cogent Communications
Crown Castle
Lumen
Pilot

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



FOR MORE INFORMATION, PLEASE CONTACT:

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