



1325 Avenue of the Americas

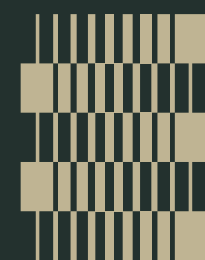
ELECOR
PROPERTIES



A NEW STANDARD IN MIDTOWN.

At the true center of Manhattan, **1325 AVENUE OF THE AMERICAS**
puts Midtown East and Midtown West within equal reach.

Central Park, Rockefeller Center, and Grand Central are all just
minutes away, giving tenants direct access to the places, people,
and possibilities that keep the workday working.



A fresh perspective on Midtown.

1325 AVENUE OF THE AMERICAS offers a workplace designed for today's workday. A newly renovated lobby with entrances on both 53rd and 54th Streets creates a more welcoming arrival, complemented by a French bistro with outdoor seating at street level.

Above, bright, column-free floorplates offer exceptional flexibility and expansive views in every direction.

5K-25K RSF PRE-BUILT/BUILD-TO-SUIT SUITES

12'4" TYPICAL SLAB HEIGHT

25K SF COLUMN-FREE FLOORPLATES



Availabilities

Explore current availabilities at **1325 AVENUE OF THE AMERICAS**, with bright, column-free floorplates, flexible workplace opportunities, and direct access to the best of Midtown.

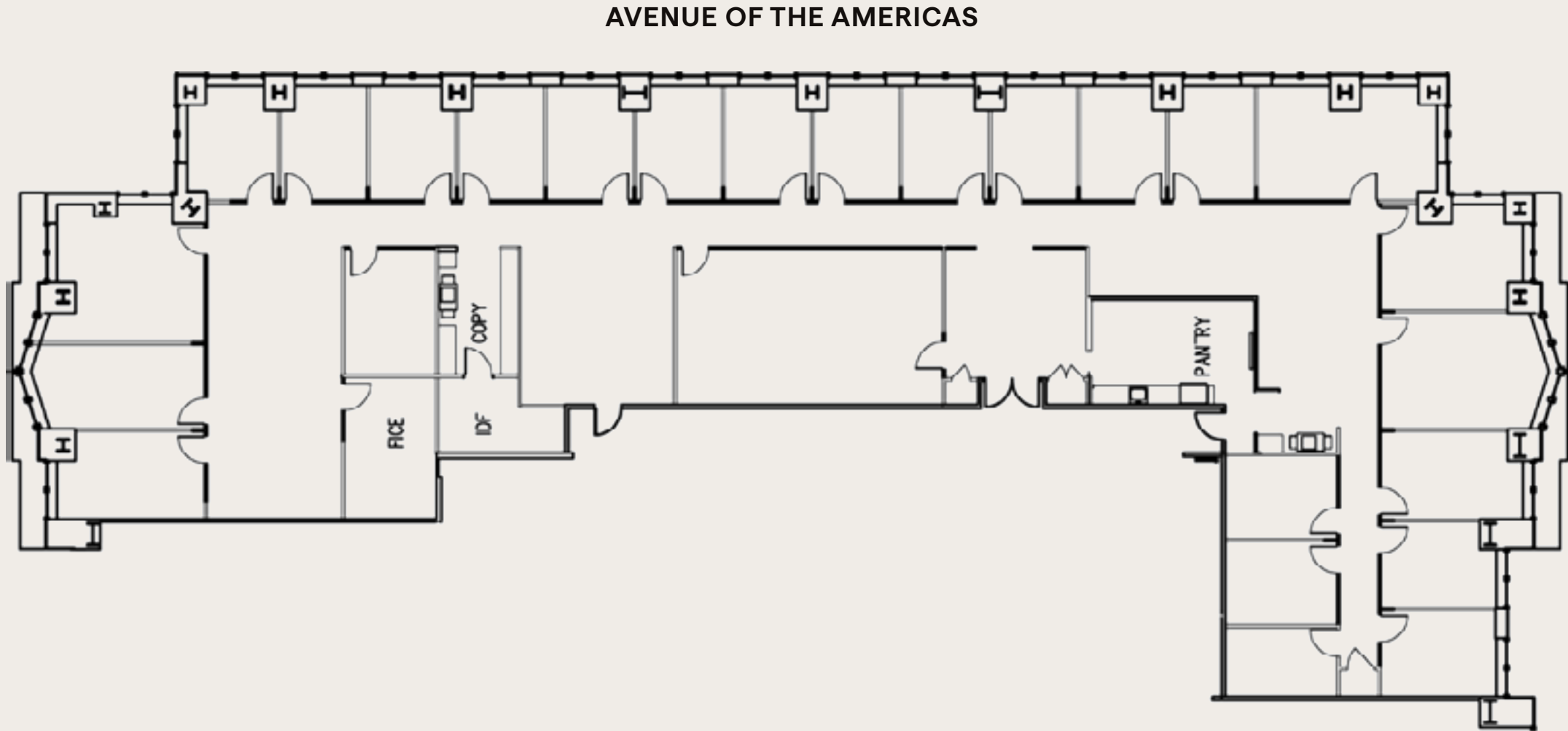


SUITE

1202

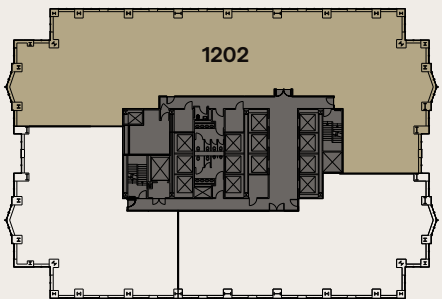
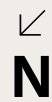
12TH FLOOR
11,996 RSF

WEST 54TH STREET



WEST 53RD STREET

SEVENTH AVENUE

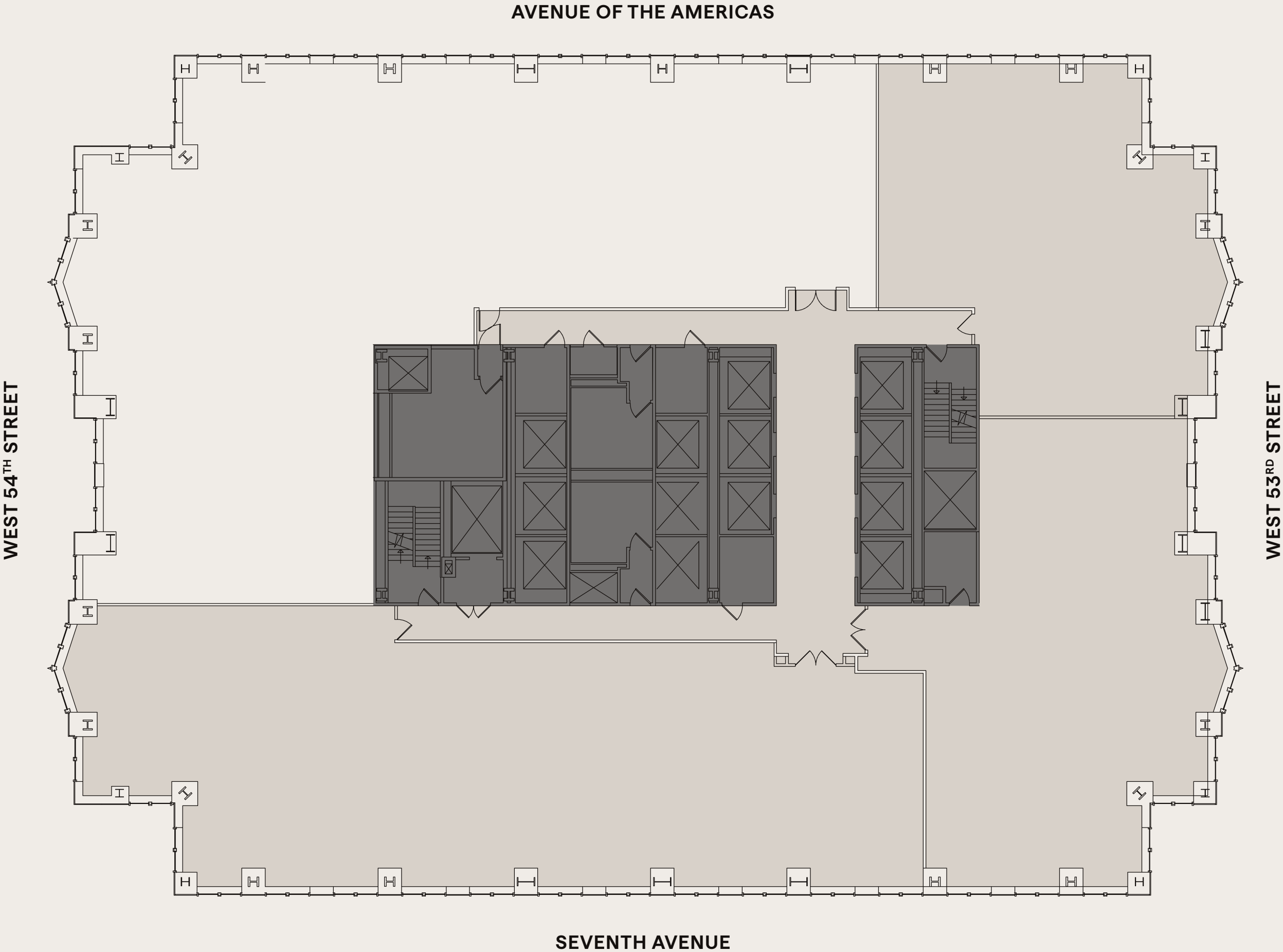


SUITE

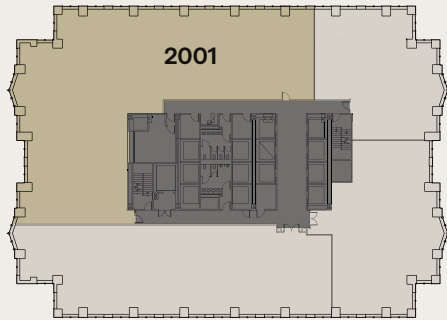
2001

20TH FLOOR

CORE PLAN



N

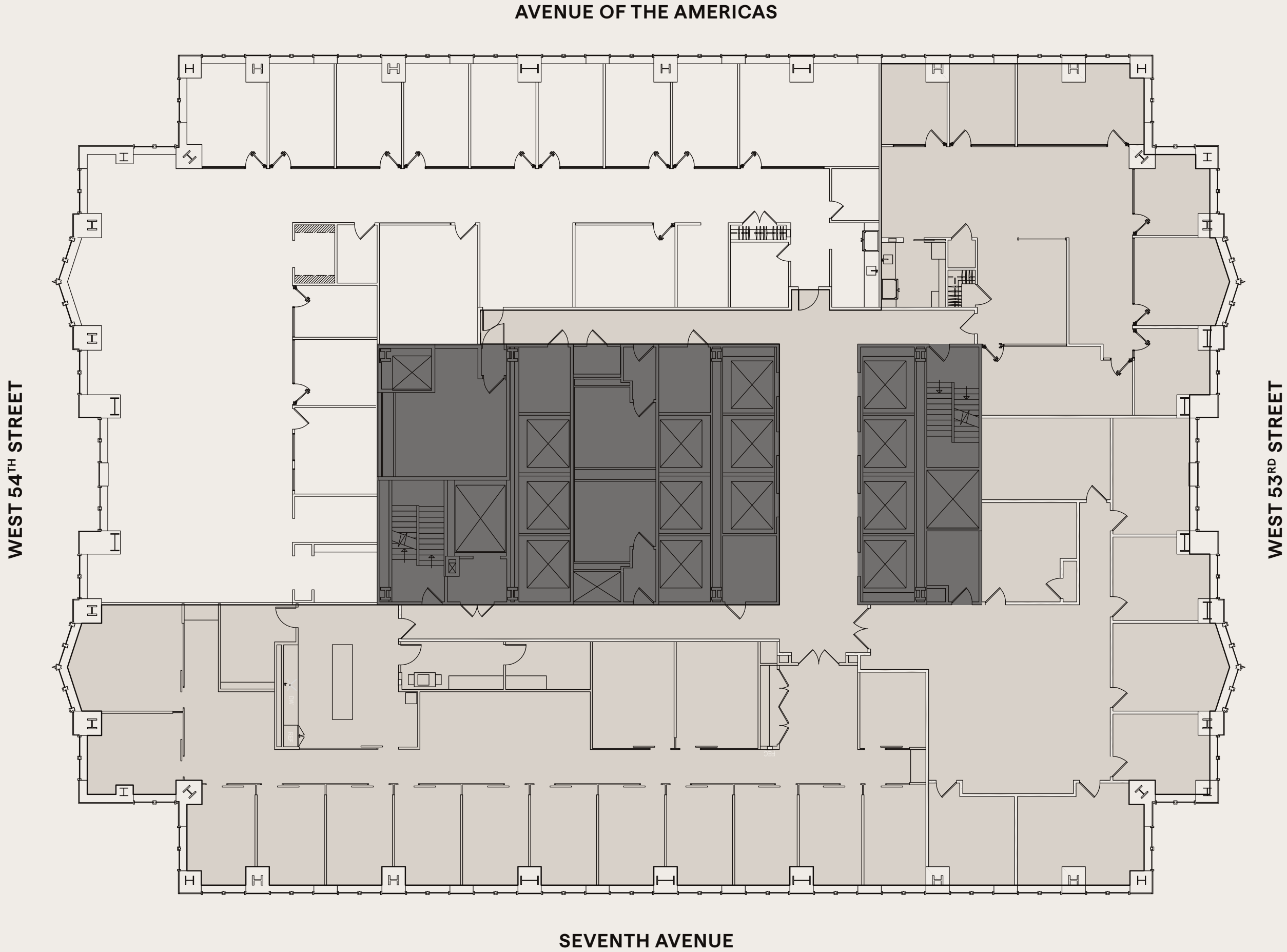


AS-BUILT

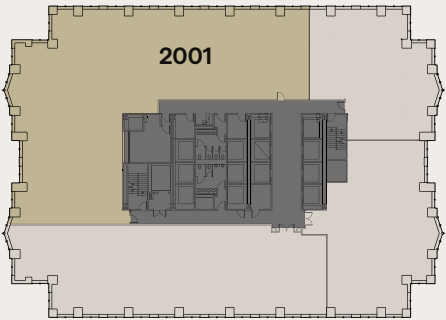
SUITE

2001

20TH FLOOR



N



SUITE

2001

20TH FLOOR

PERSONNEL

- 7 Private Offices
- 37 Workstations
- 1 Receptionist
- Office : Workstation 16%:84%
- 214 RSF / Seat

SUPPORT

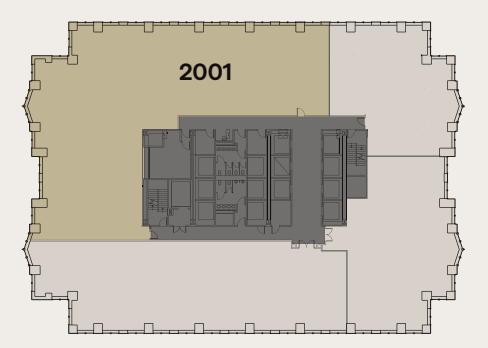
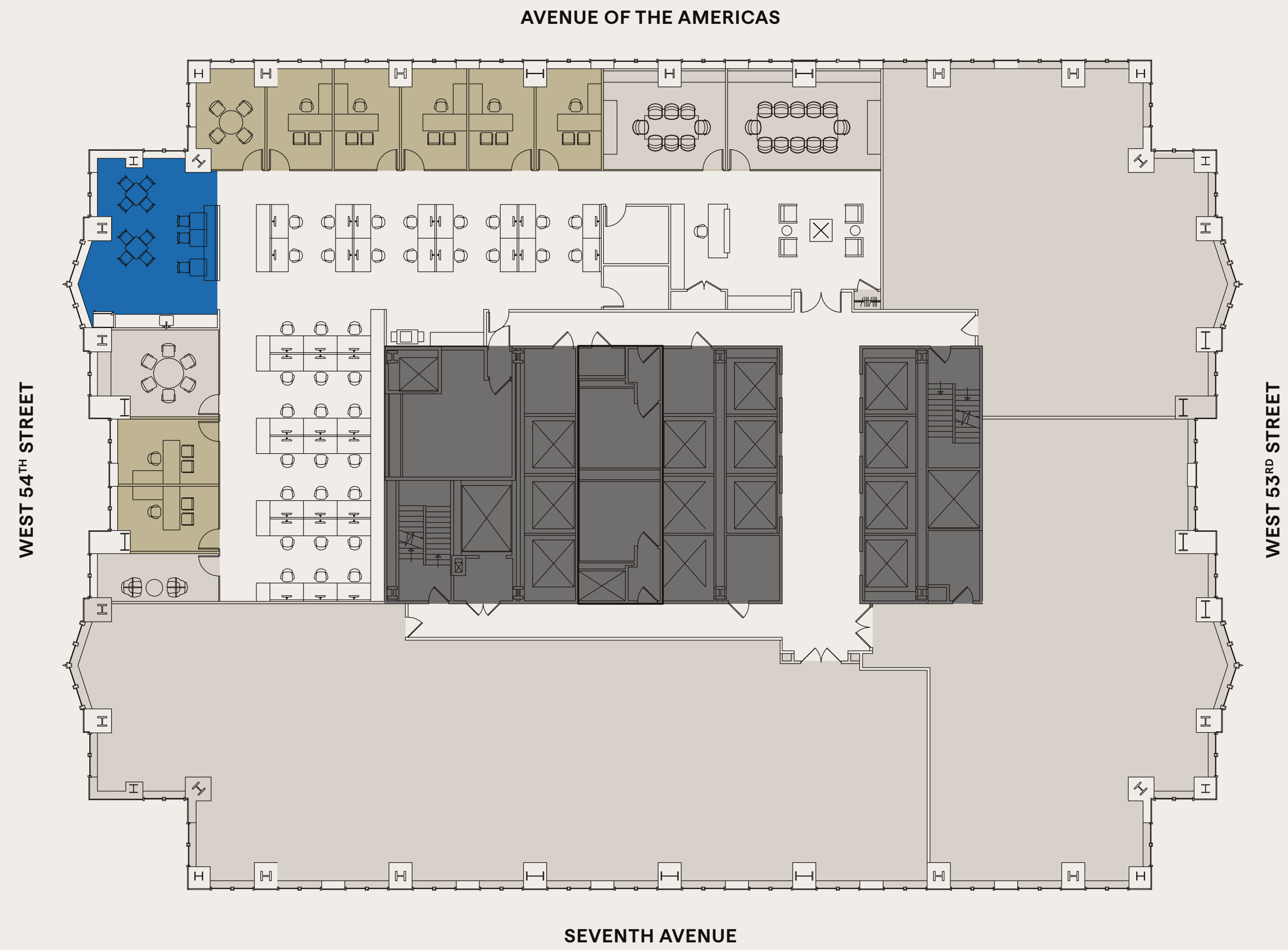
- 1 Reception
- 1 Café
- 1 Copy / Print Area
- 2 Storage
- 1 Coat Closet

COLLABORATION

- 1 Conference (12 Seats)
- 1 Meeting (8 Seats)
- 1 Meeting (6 Seats)
- 1 Huddle (4 Seats)
- 1 Collaboration (2 Seats)
- 14 Open Collaboration

TEST-FIT

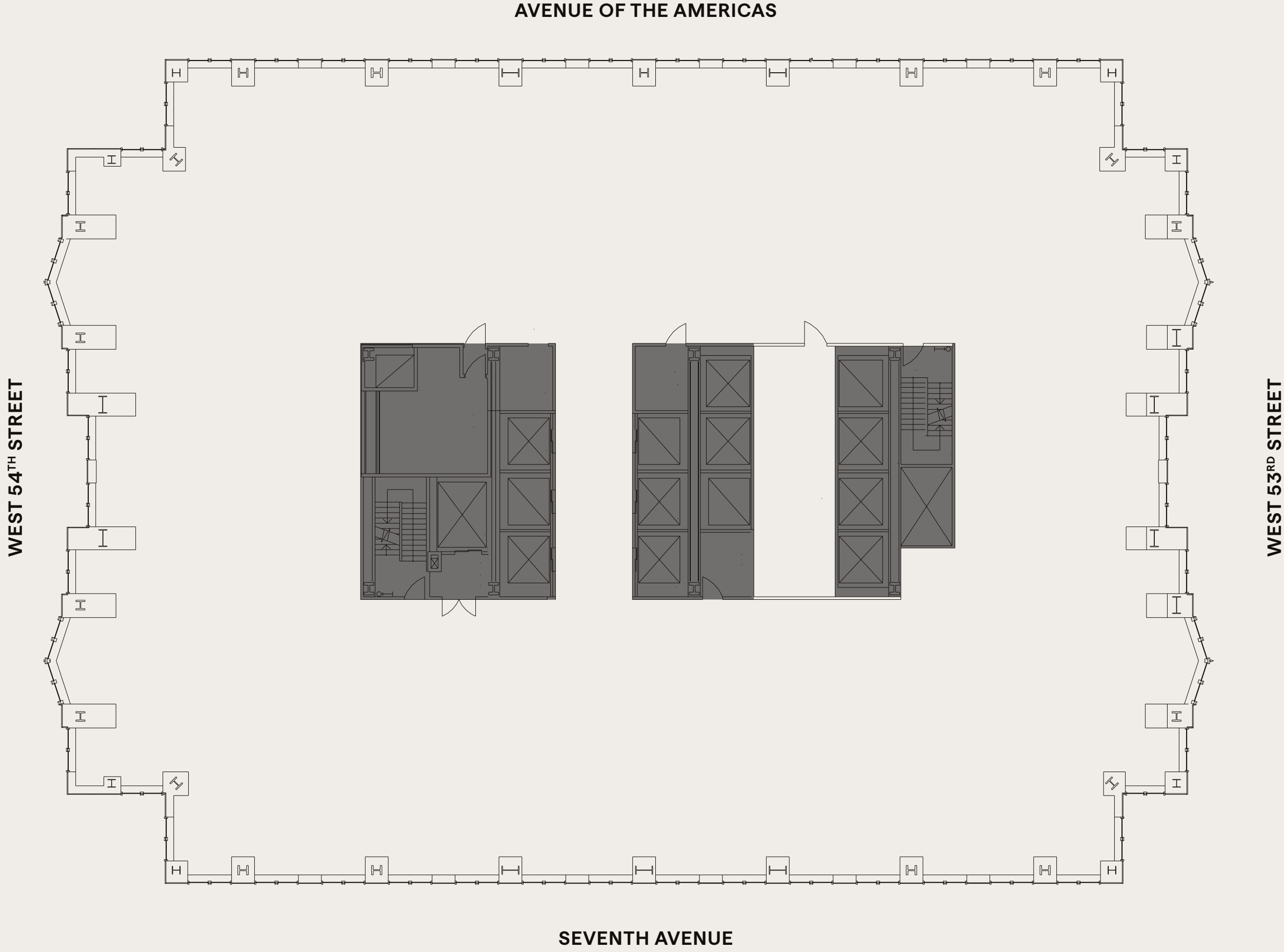
- WORKSTATIONS
- PRIVATE OFFICES
- COLLABORATION
- PANTRY / CAFÉ



FULL FLOOR

22

24,909 RSF



FULL FLOOR

22

24,909 RSF

PERSONNEL

- 7 Private Offices
- 151 Workstations
- 1 Receptionist
- Office : Workstation 4%:96%
- 214 RSF / Seat

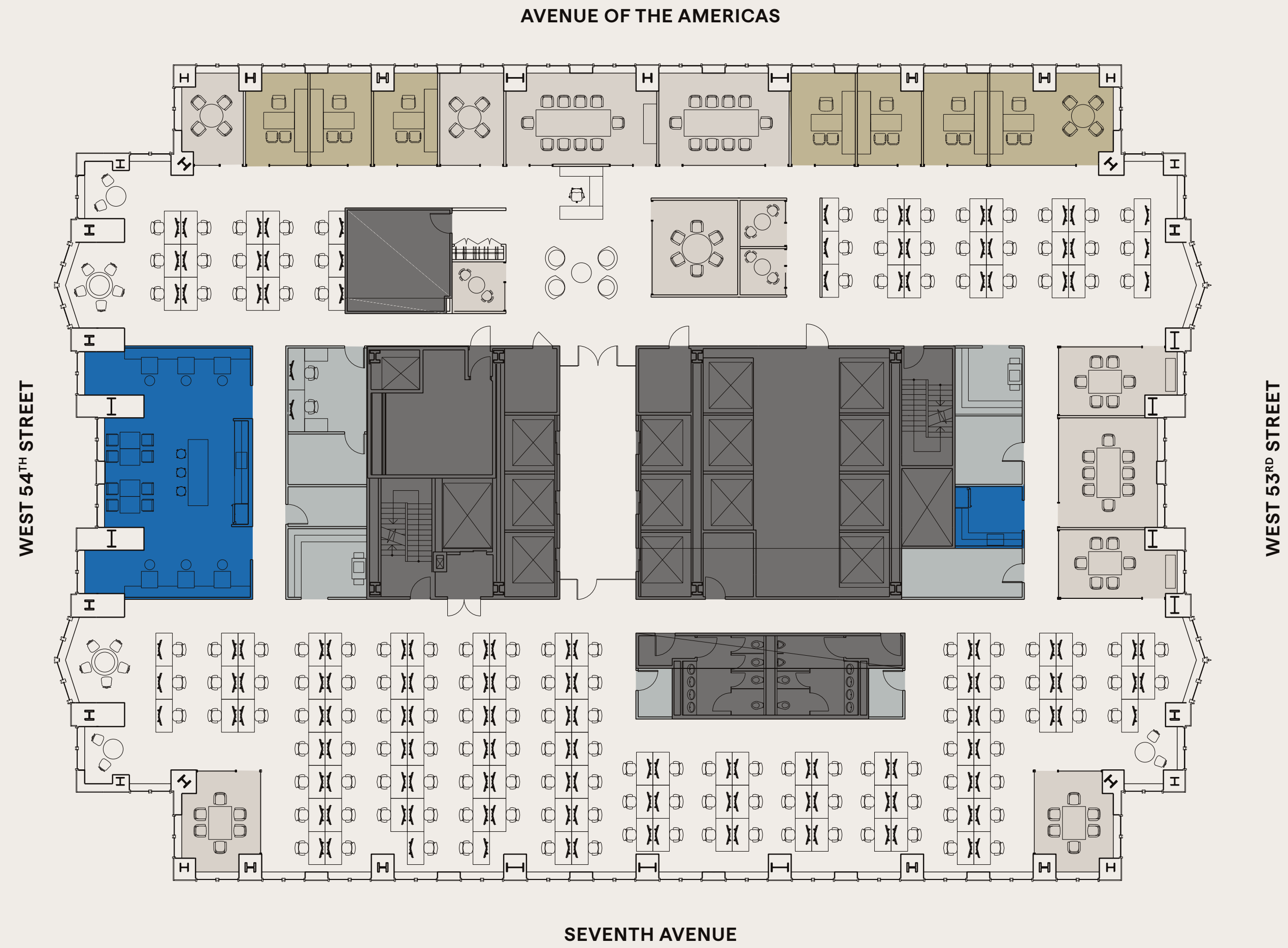
COLLABORATION

- 2 Conference (10 Seats)
- 2 Conference (8 Seats)
- 4 Conference (6 Seats)
- 1 Meeting (4 Seats)
- 3 Phone Room (2 Seats)
- 1 Open Café (23 Seats)

SUPPORT

- 1 Reception
- 1 Café
- 1 Coffee Point
- 2 Copy / Print Area
- 1 File Room
- 4 Storage
- 1 Coat Closet
- 1 IT Server Room
- 1 IT Workroom

- WORKSTATIONS
- PRIVATE OFFICES
- IT / STORAGE / PRINT
- COLLABORATION
- PANTRY / CAFÉ

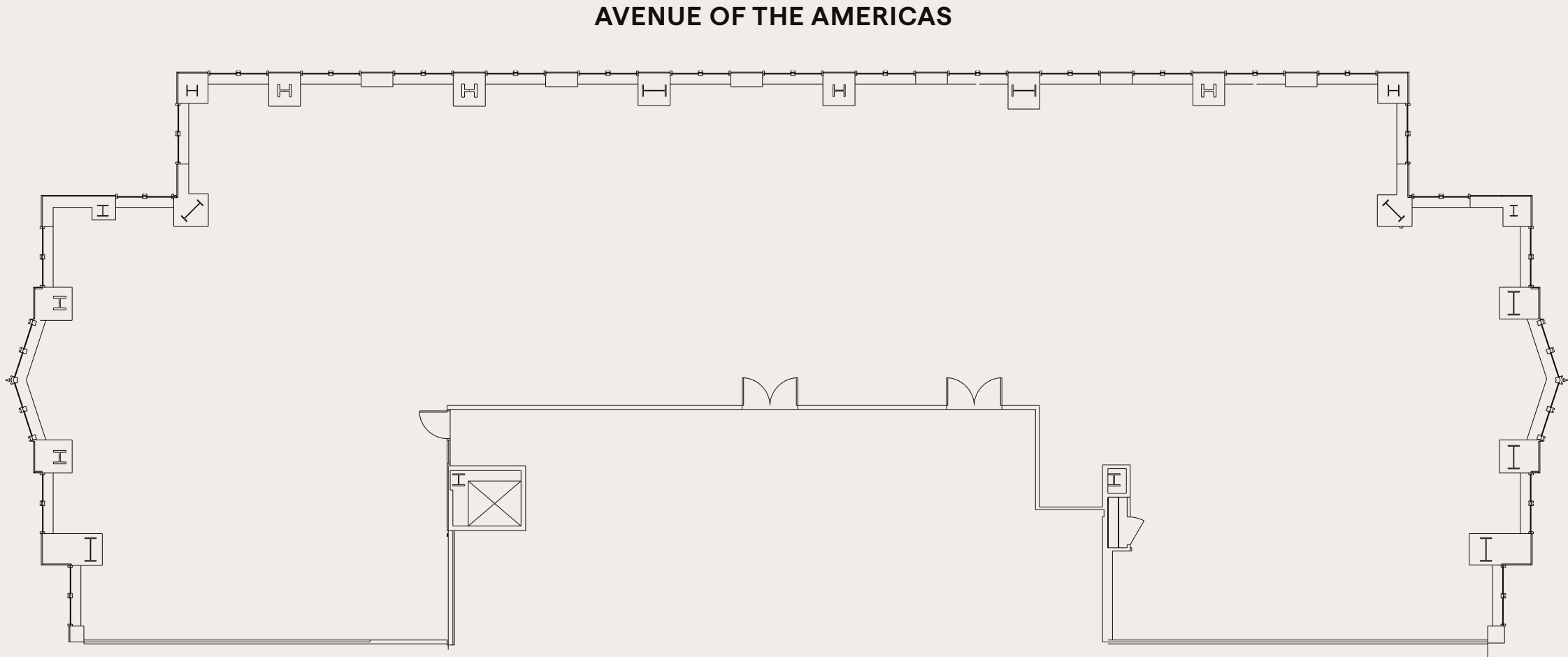


SUITE

2500

25TH FLOOR
12,205 RSF

WEST 54TH STREET

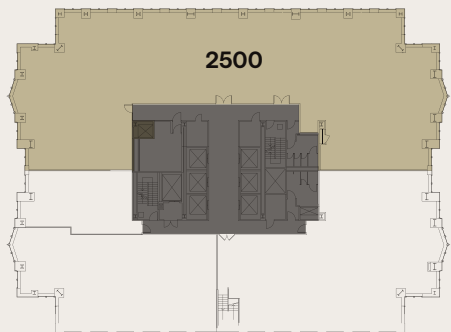


WEST 53RD STREET

SEVENTH AVENUE



N



AS-BUILT

SUITE

2500

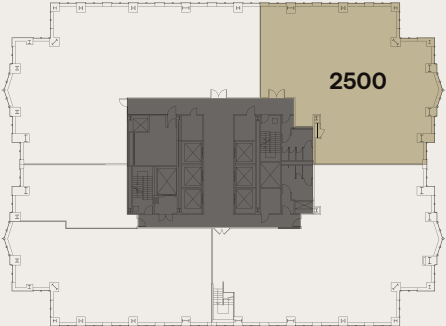
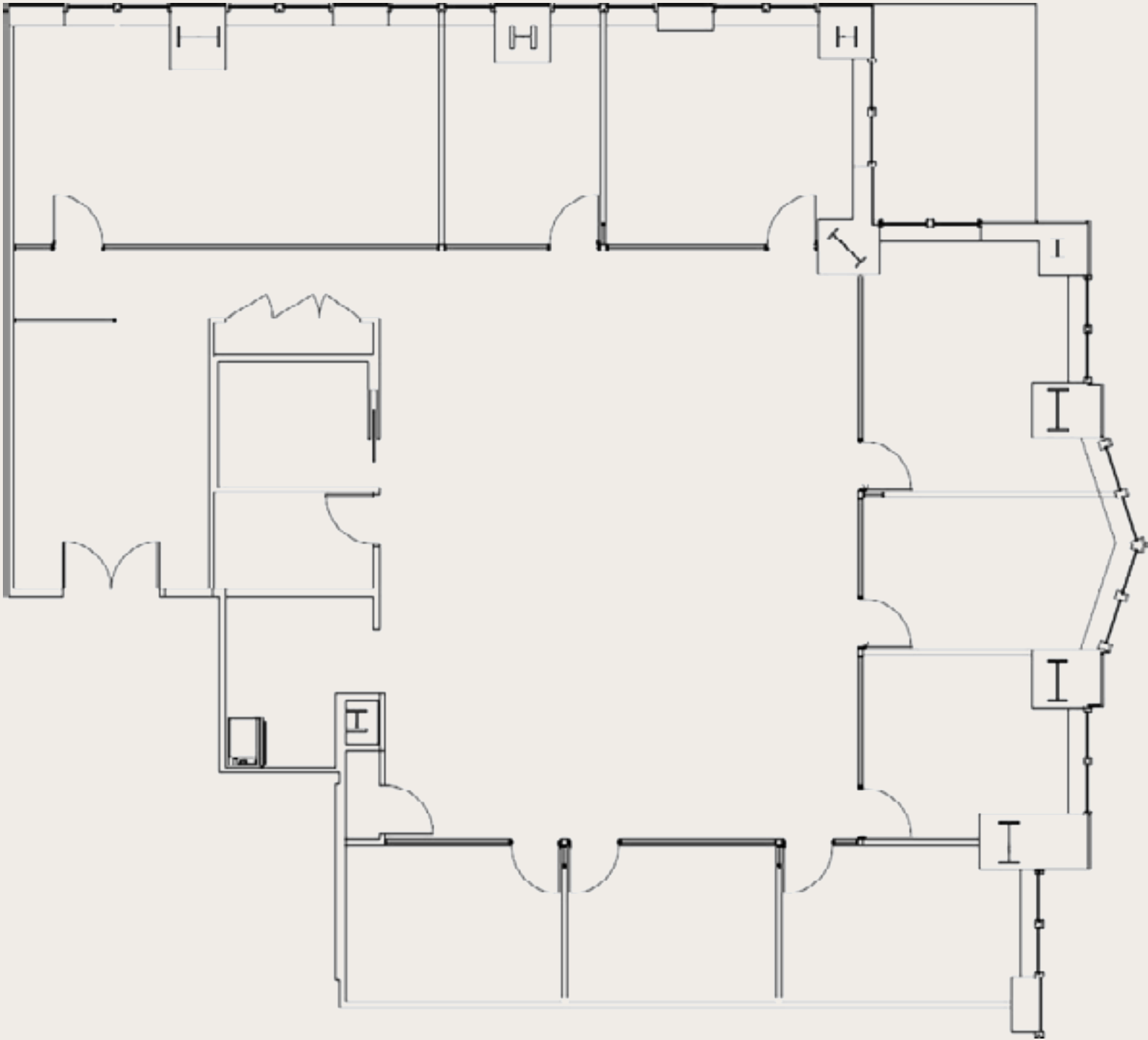
25TH FLOOR

WEST 54TH STREET

WEST 53RD STREET

AVENUE OF THE AMERICAS

SEVENTH AVENUE



SUITE

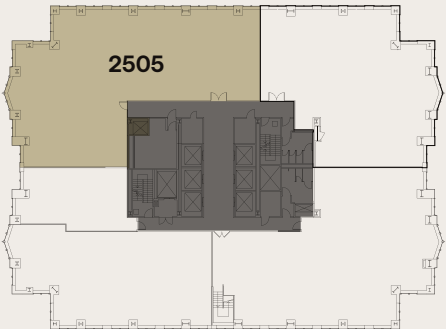
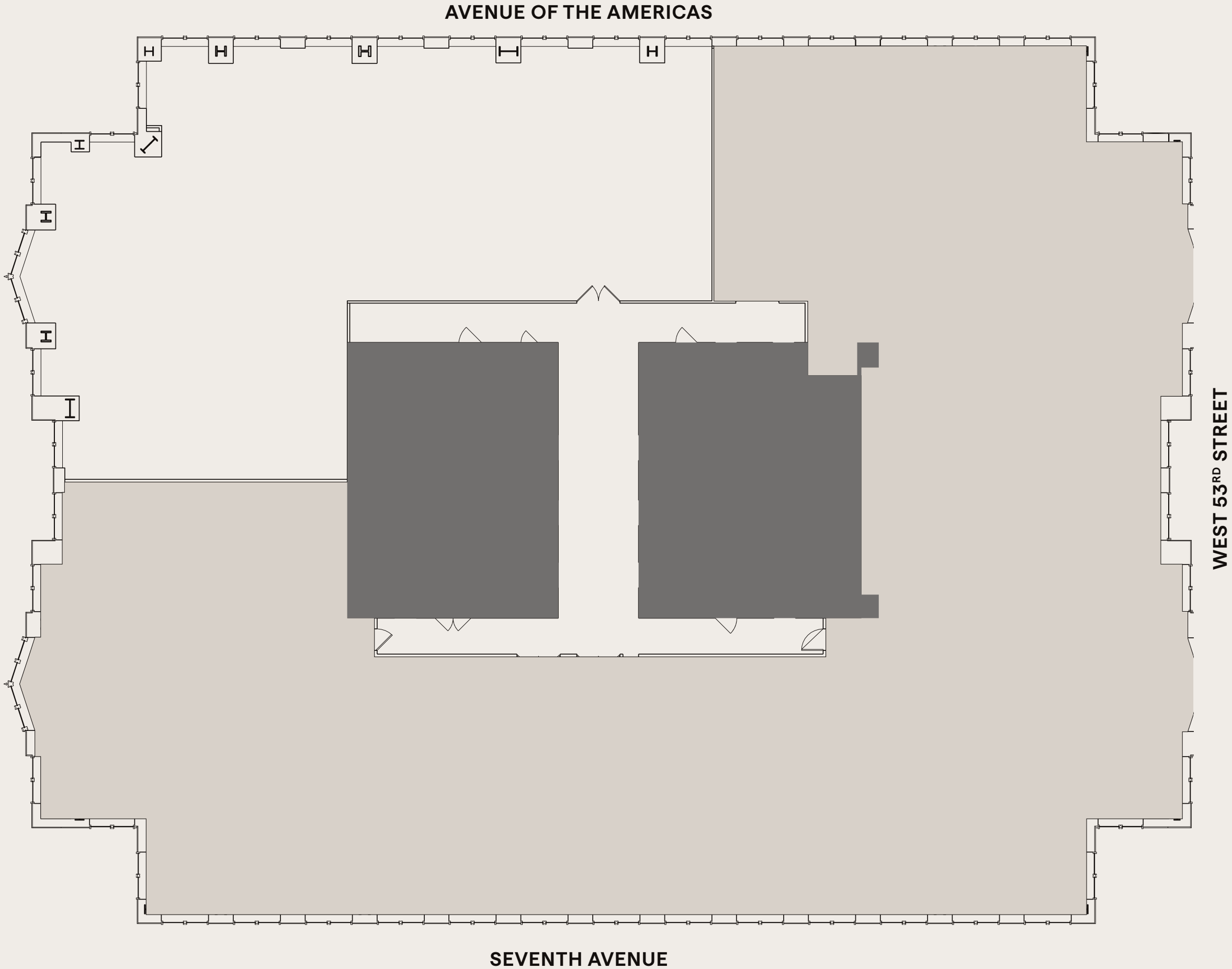
2501

25TH FLOOR
6,782 RSF



N

WEST 54TH STREET



SUITE

2501

25TH FLOOR
6,782 RSF

PERSONNEL

- 9 Private Offices
- 12 Workstations
- 1 Receptionist
- Office : Workstation 59%:41%
- 22 RSF / Seat

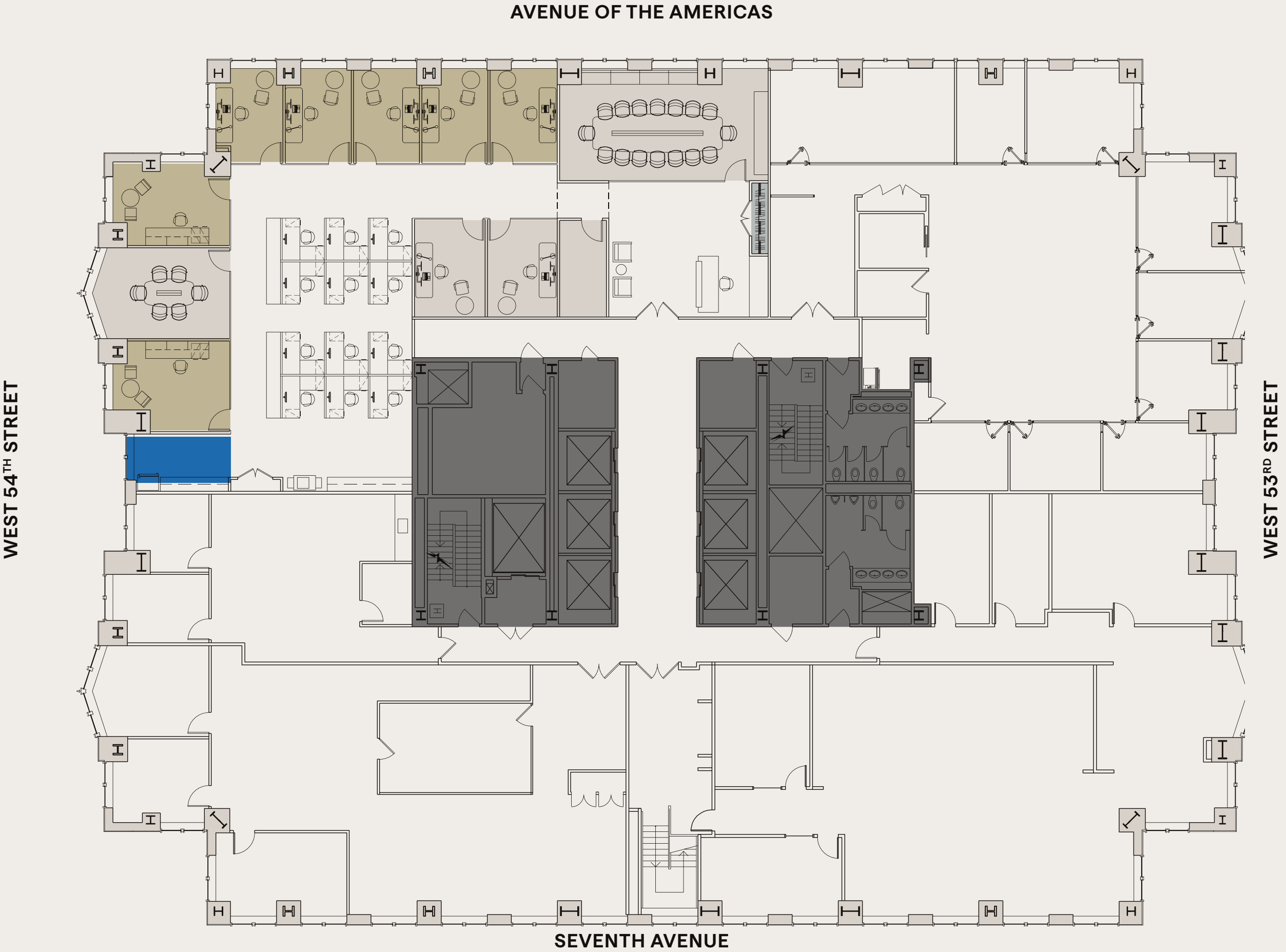
SUPPORT

- 1 Reception
- 1 Café
- 1 Copy / Print Area
- 1 Storage
- 1 Coat Closet

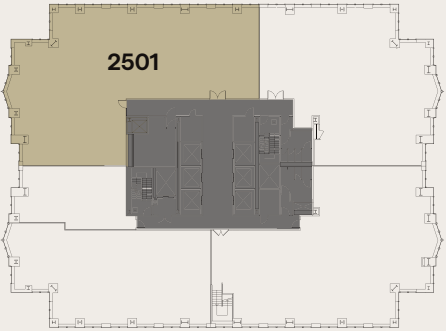
COLLABORATION

- 1 Conference (16 Seats)
- 1 Meeting (6 Seats)

TEST-FIT



N





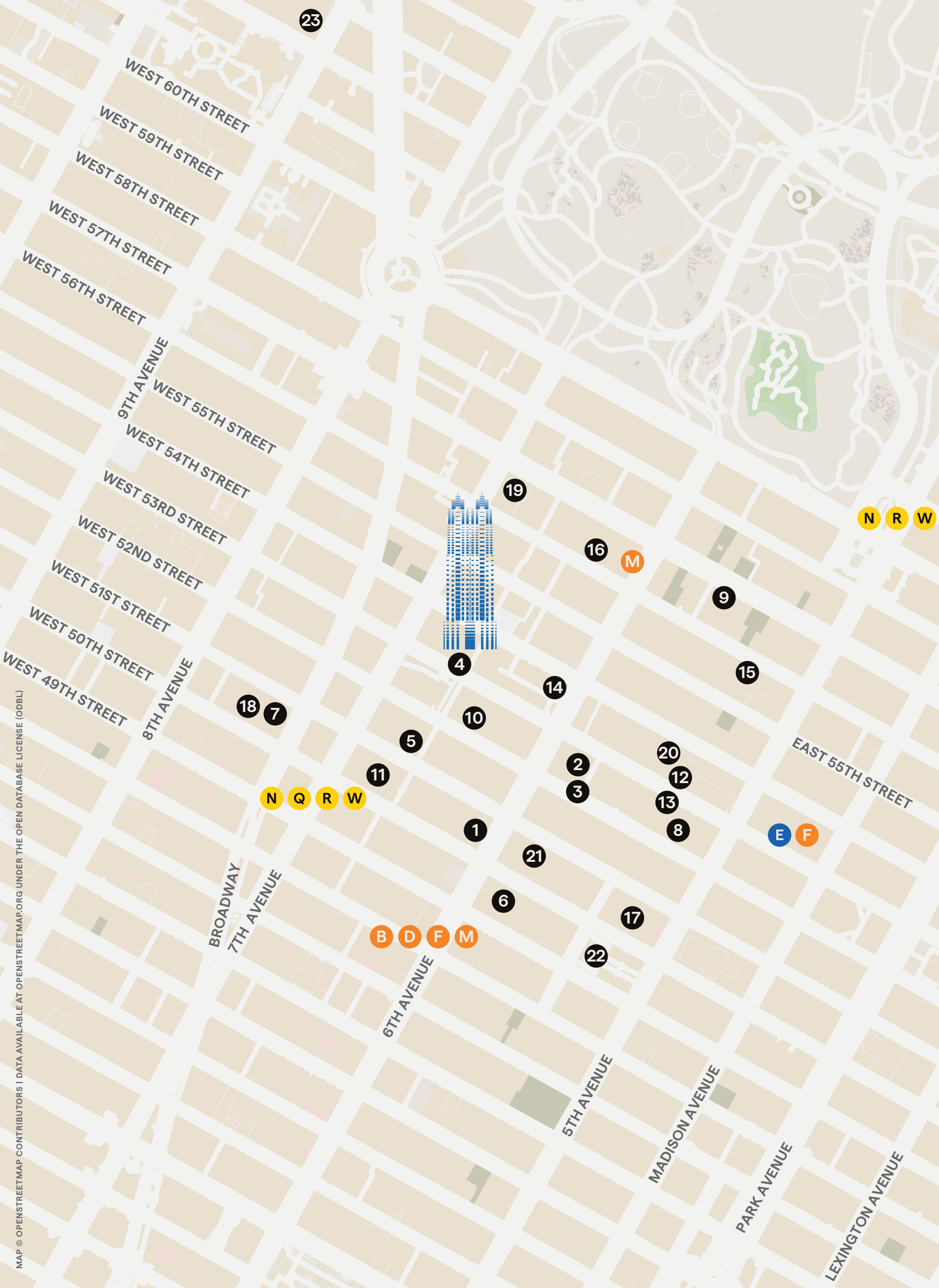




EASILY-CONFIGURED
PERIMETER OFFICES



TOWER FLOORS WITH
360-DEGREE VIEWS



A better workday, all around.

At **1325 AVENUE OF THE AMERICAS**, the neighborhood becomes part of the workplace. With more ways to work well, connect, and recharge.

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.

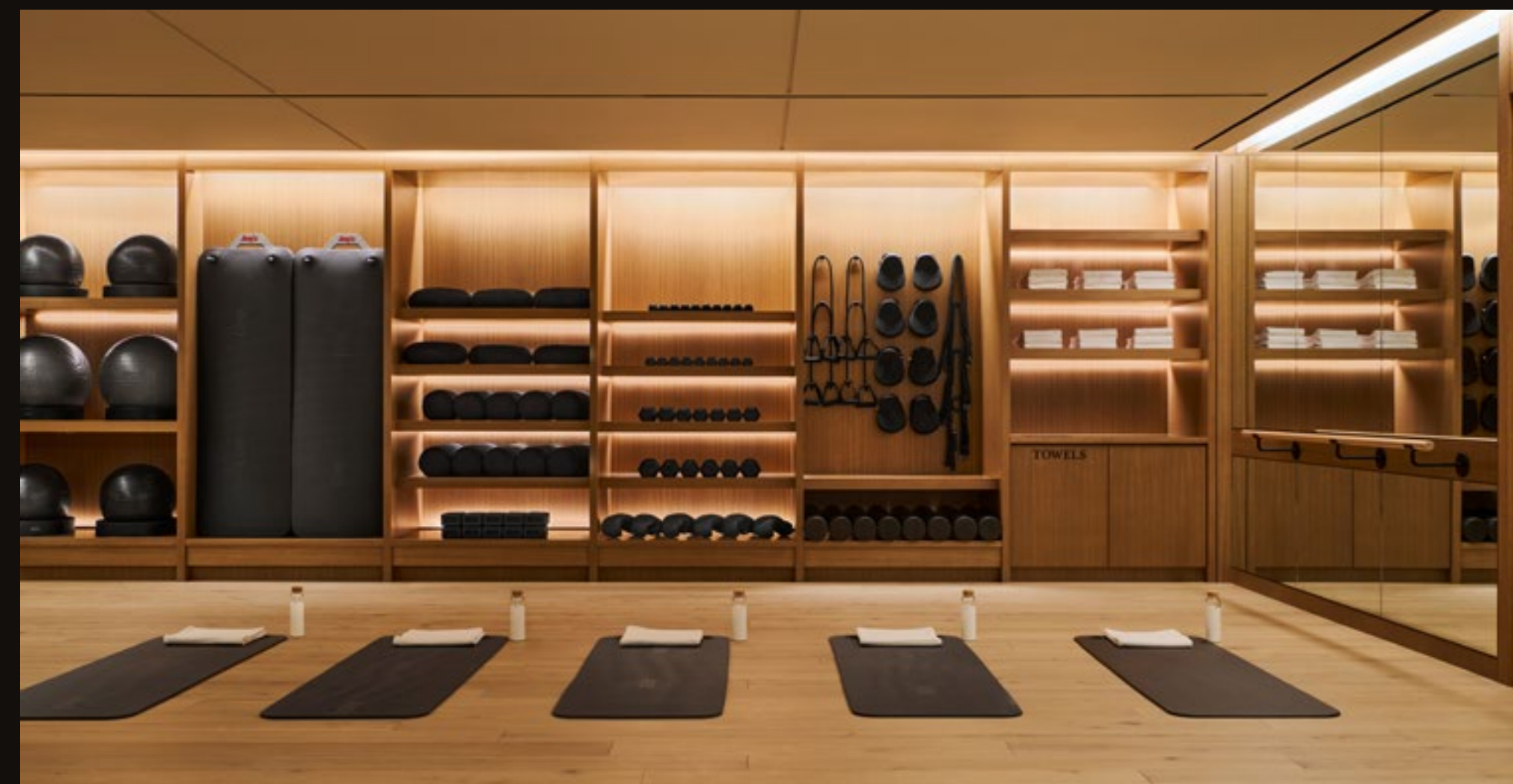
An illuminated stair opens into a sophisticated atrium, with new spaces unfolding throughout the club. Programming includes talks, wellness classes, live music, pop-up shopping, cocktail making, and more.

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.









1325 Avenue of the Americas

BUILDING SPECIFICATIONS

GENERAL DESCRIPTION

Owner: 1325 Avenue of the Americas L.P.
Managing Agent: Elecor Properties
Year Completed: 1989
Gross Building Area: 771,049 rentable square feet

LOCATION

Body Copy #2: 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

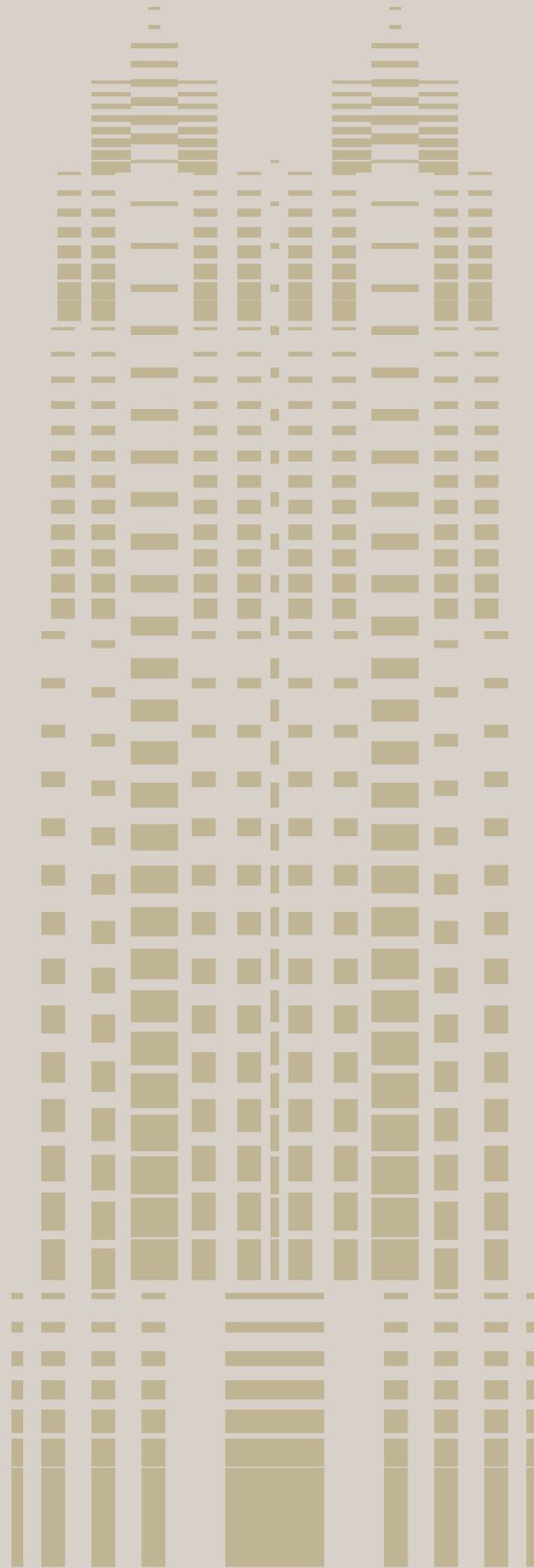
The building has entrances to its lobby on both 53rd Street and 54th Street. The lobby finishes include polished granite and marble with terrazzo floor surfaces. There are two elevator banks servicing the low-rise and the high-rise floors. The passenger elevators are equipped with marbled interior panels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

TECHNOLOGY

INTERNET SERVICE PROVIDERS:
Cablevision Lightpath
Cogent Communications Inc
Lumen
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



FOR MORE INFORMATION, PLEASE CONTACT:

Peter Brindley	EVP, HEAD OF REAL ESTATE +1 212 237 3156 PBRINDLEY@ELECORPROPERTIES.COM
Douglas Neye	SVP, LEASING +1 212 237 2976 DNEYE@ELECORPROPERTIES.COM
Sean Kirk	VP, LEASING +1 212 237 3168 SKIRK@ELECORPROPERTIES.COM

