

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