712 Fifth Avenue

ELECOR
PROPERTIES

A HIGHER STANDARD ON FIFTH.

A timeless presence in the Plaza District, **712 FIFTH AVENUE** pairs commanding architecture with boutique floorplates and quintessential views of Central Park.

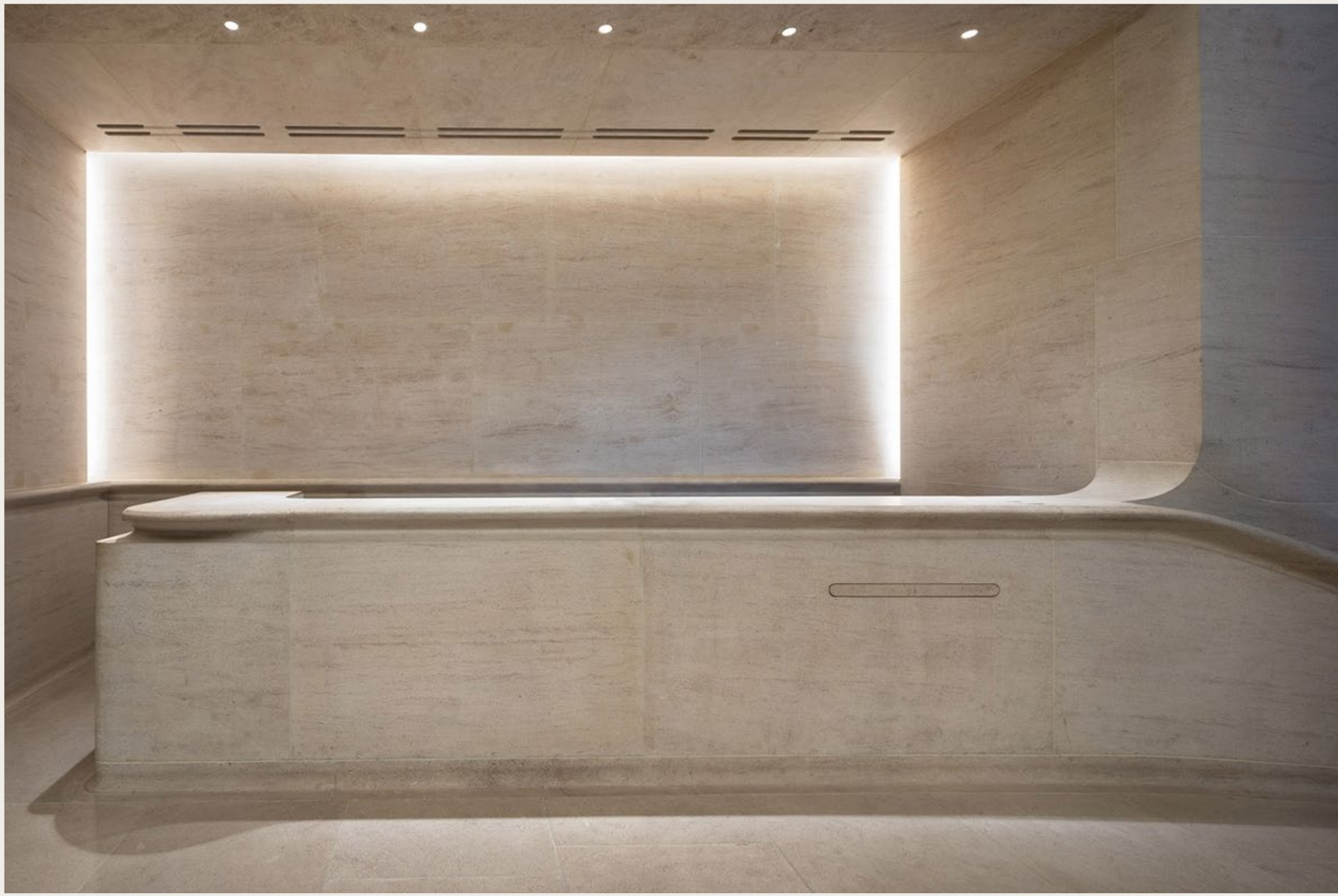
Original architect Kohn Pedersen Fox recently returned to the property to complete a series of upgrades, including a bold new lobby. The result is a Fifth Avenue classic reimagined for the modern workday.

Surrounded by some of New York City's most iconic architecture and energized by Fifth Avenue below, every workspace reflects a distinctly modern sense of luxury, with understated style and commanding presence.

Enter

Where Fifth Avenue makes an entrance.

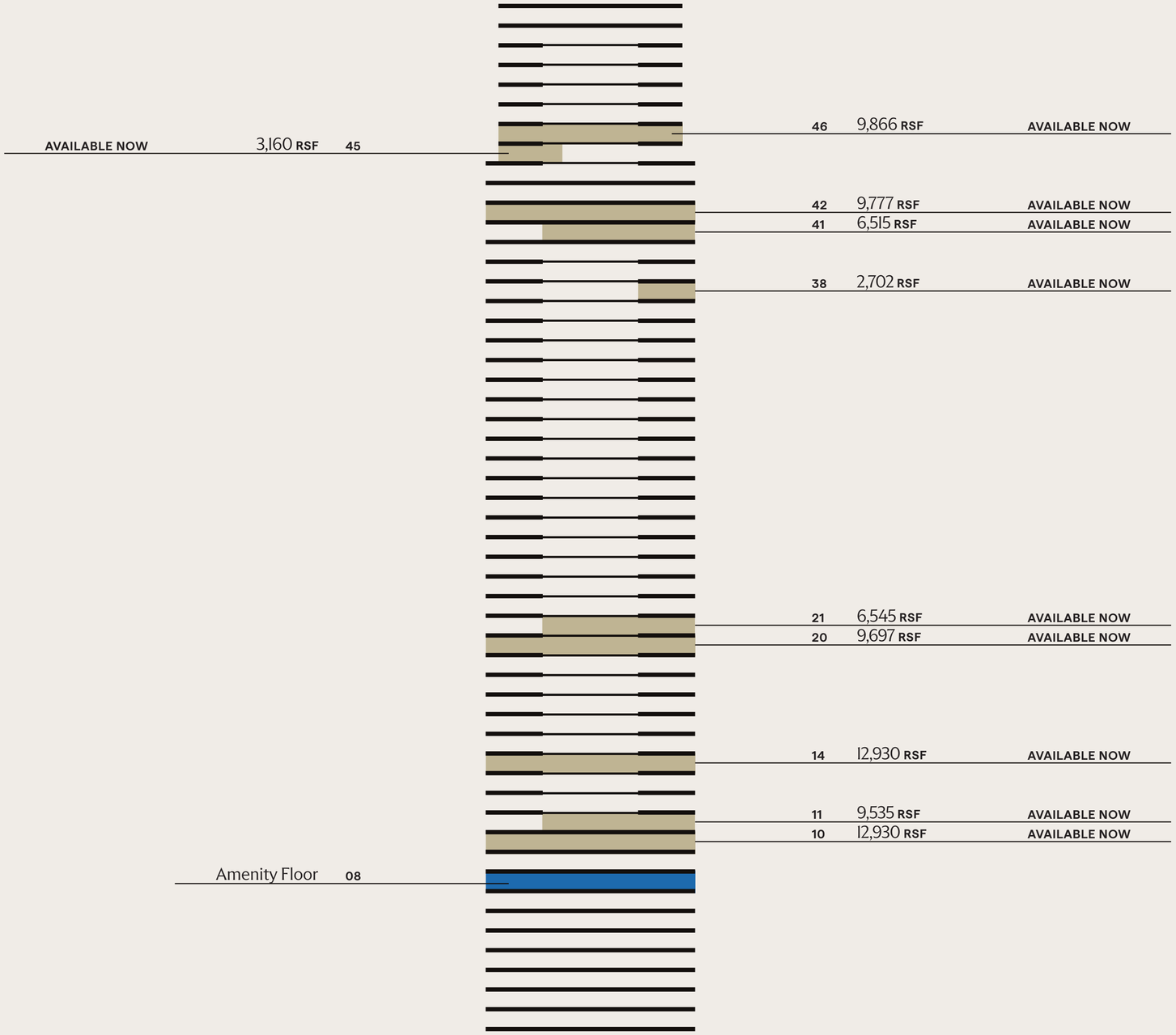
Original architects Kohn Pedersen Fox have reimagined the lobby for a new generation, introducing a curved acrylic entrance and marble reception that create a more distinctive arrival on Fifth.



Availabilities

Set high above Fifth Avenue, the newly renovated workspaces at 712 offer the flexibility to create an environment entirely your own. Partial- and full-floor opportunities feature expansive windows and access to six high-speed elevators.

The LEED Gold-certified property also features a striking lobby renovation. Beyond its distinctive curved acrylic entrance, tower and mid-rise floors offer approximately 9,800 rentable square feet from floors 17 through 52. Base floors offer approximately 13,000 rentable square feet from floors 6 through 14, with partial- and full-floor opportunities available.



9,800 RSF PER TOWER AND MID-RISE FLOOR, FLOORS 17–52

BASE FLOORS 13,000 RSF FROM FLOORS 6 THROUGH 14, PARTIAL AND FULL-FLOOR OPPORTUNITIES AVAILABLE

HYPOTHETICAL

TEST FIT

7 Private Offices
32 Workstations
2 Conference Room
1 Meeting Room
1 Phone Room
1 Cafe
1 Wellness
1 Copy

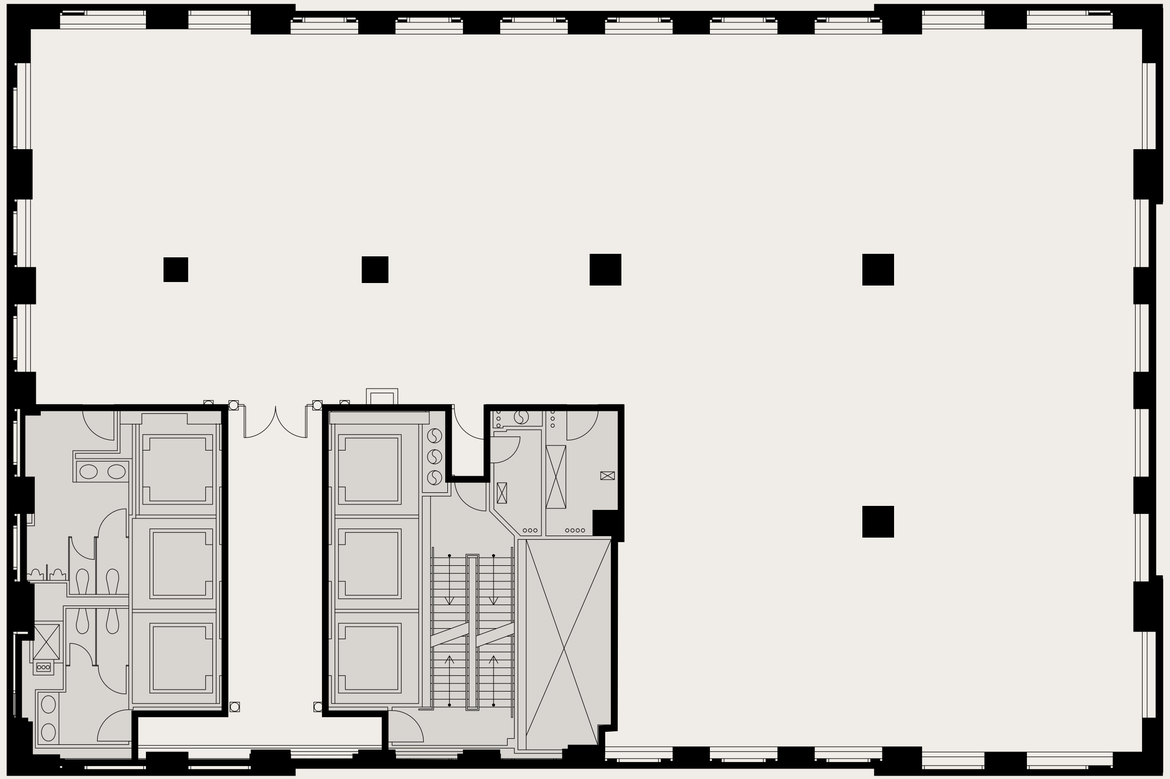
N

REPRESENTATIVE

FULL FLOOR

TOWER CORE PLAN

+/- 9,800 RSF



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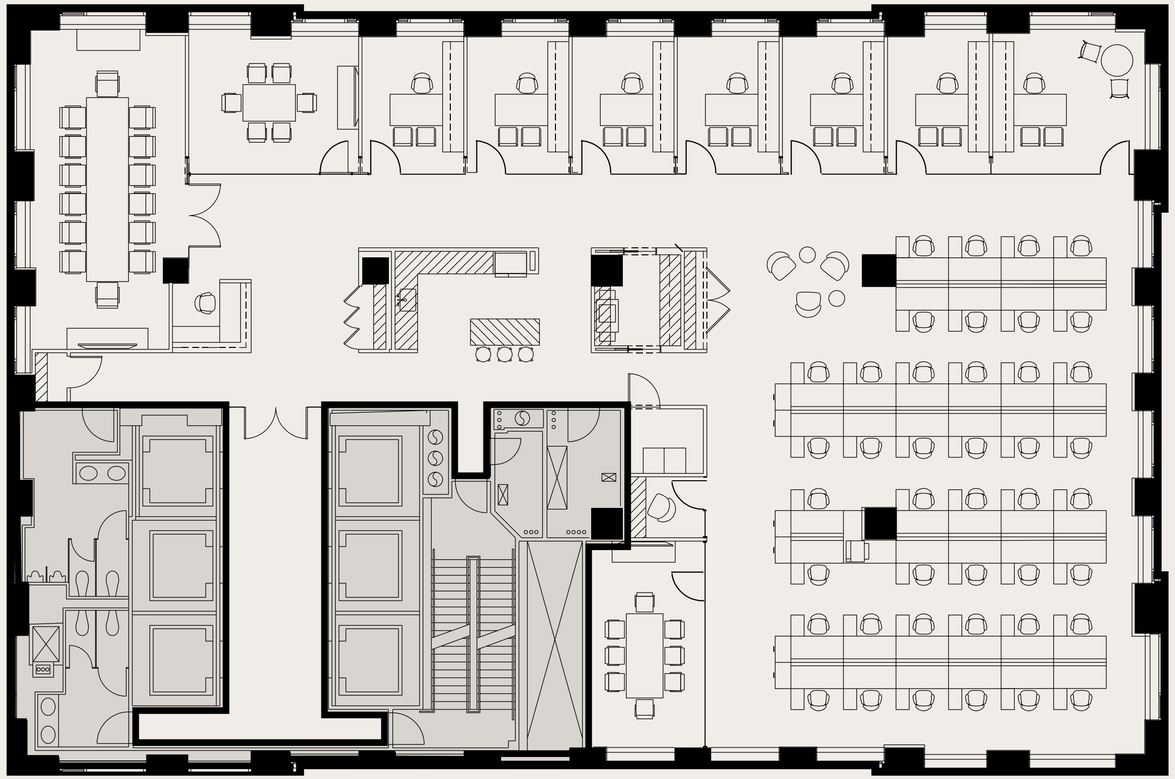
REPRESENTATIVE

FULL FLOOR

TOWER OPEN PLAN

+/- 9,800 RSF



1 Executive Office
6 Private Offices
1 Reception
2 Conference Rooms
1 Meeting Room
1 Pantry
1 Phone Room
1 Copy Room

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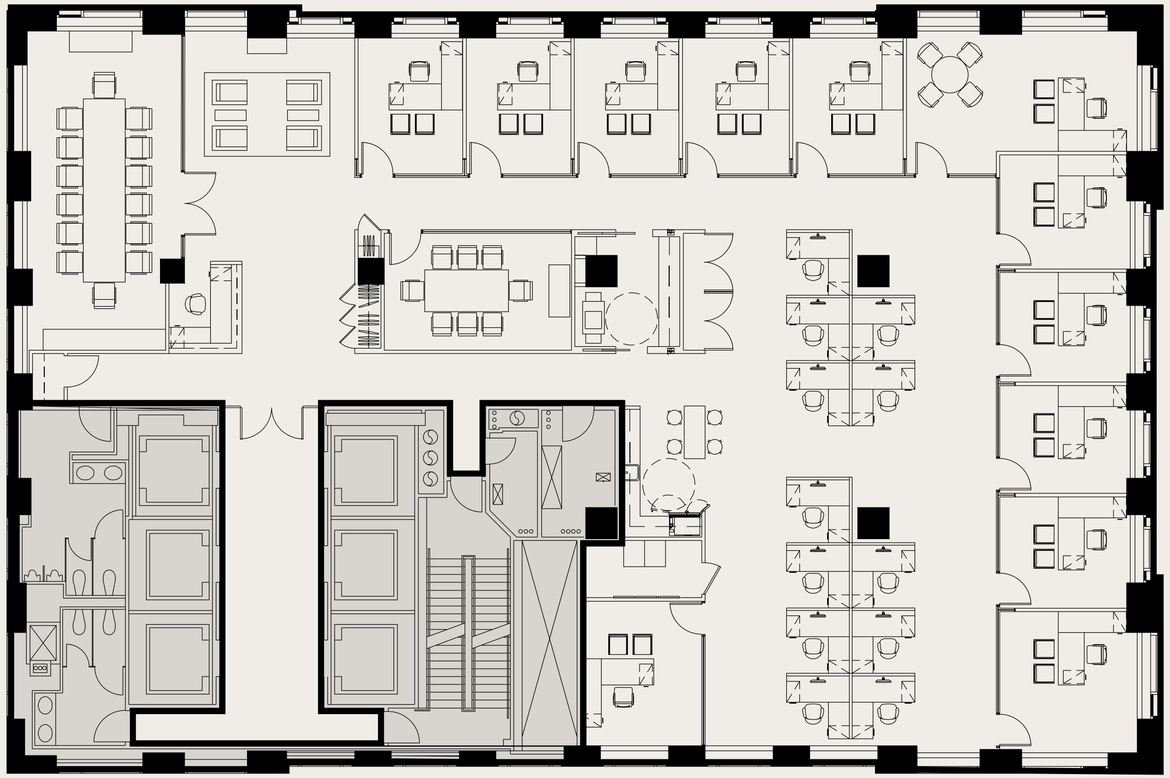
N

REPRESENTATIVE

FULL FLOOR

TOWER OFFICE PLAN

+/- 9,800 RSF



1 Executive Office
11 Private Offices
12 Workstations
1 Reception
1 Board Room
1 Conference Room
1 Cafe
1 IT Room
1 Open Pantry
1 Copy Area
3 Coat Closets

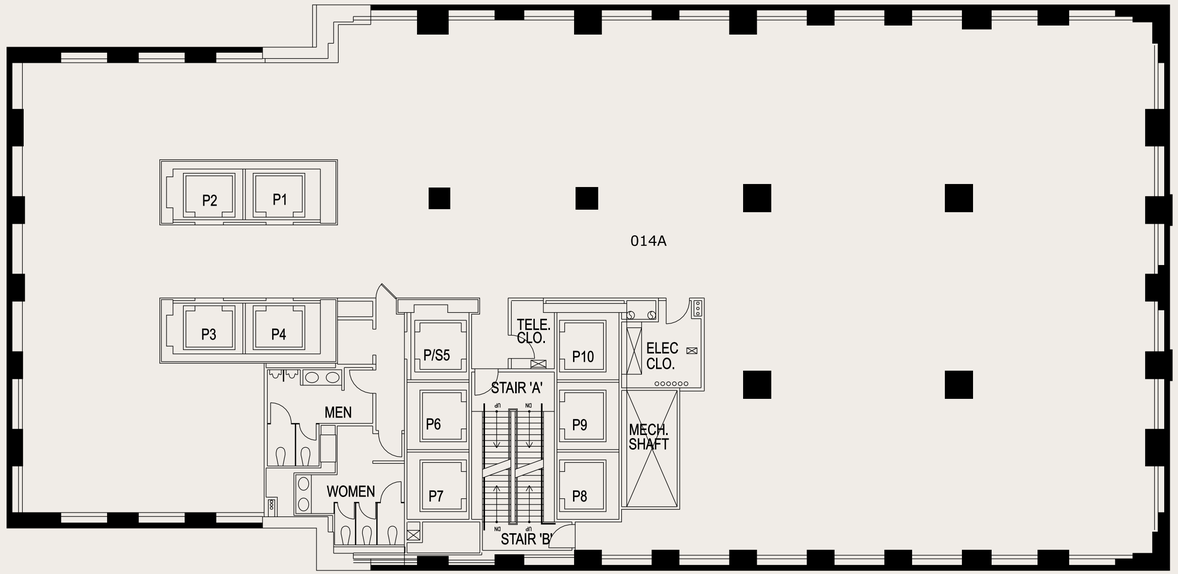
N

REPRESENTATIVE

FULL FLOOR

BASE CORE PLAN

+/- 12,930 RSF



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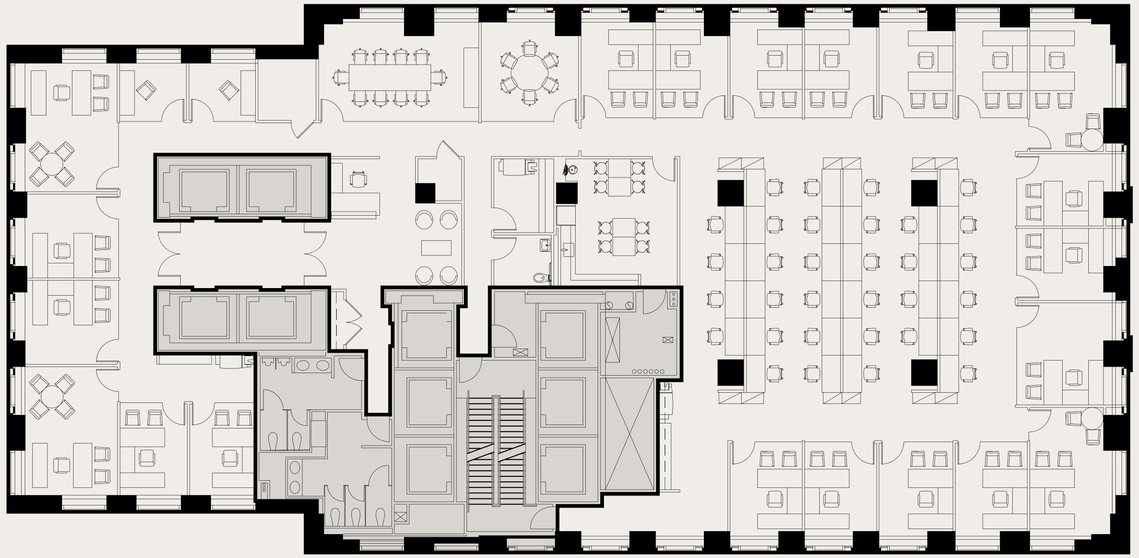
REPRESENTATIVE

FULL FLOOR

BASE OFFICE PLAN

+/- 12,930 RSF



4 Executive Offices
17 Private Offices
32 Workstations
1 Reception
1 Board Room
1 Conference Room
1 IT Room
2 Phone Rooms
1 Open Pantry
3 Copy Areas
1 Coat Closet
1 Storage Room

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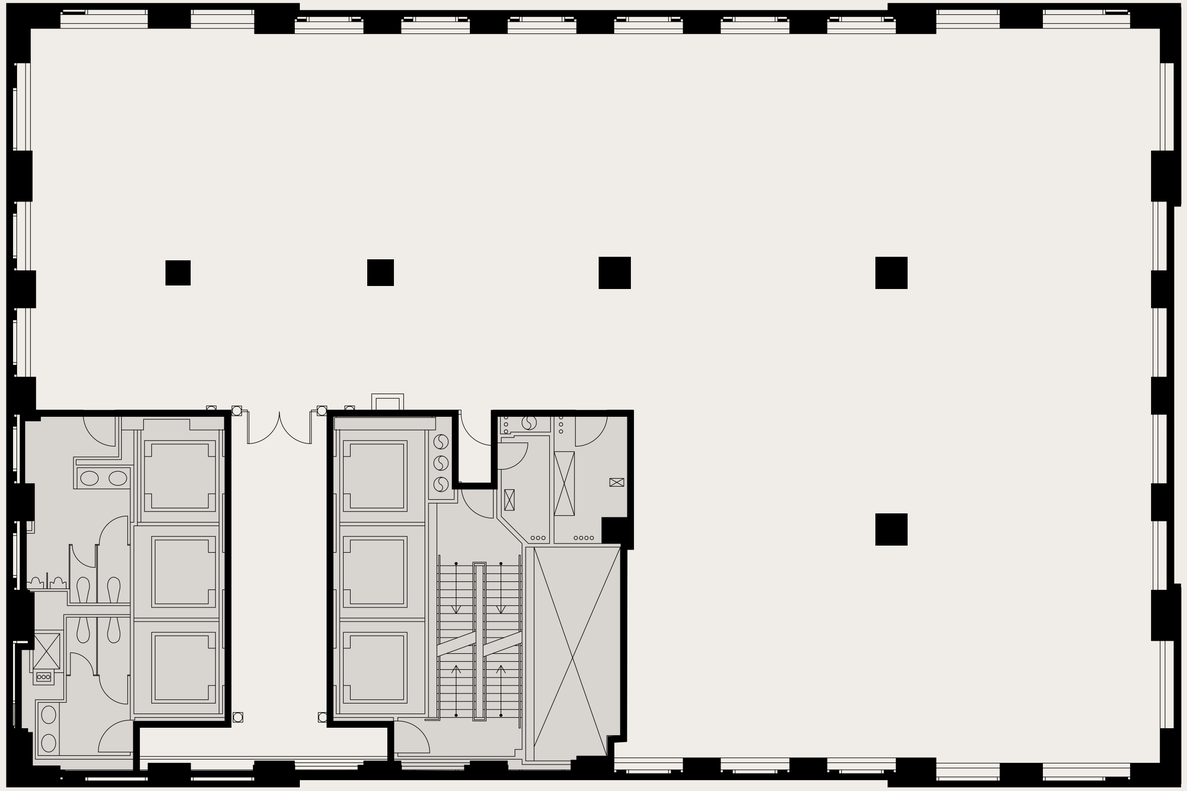
FLOOR 46 9,866 RSF

CORE PLAN



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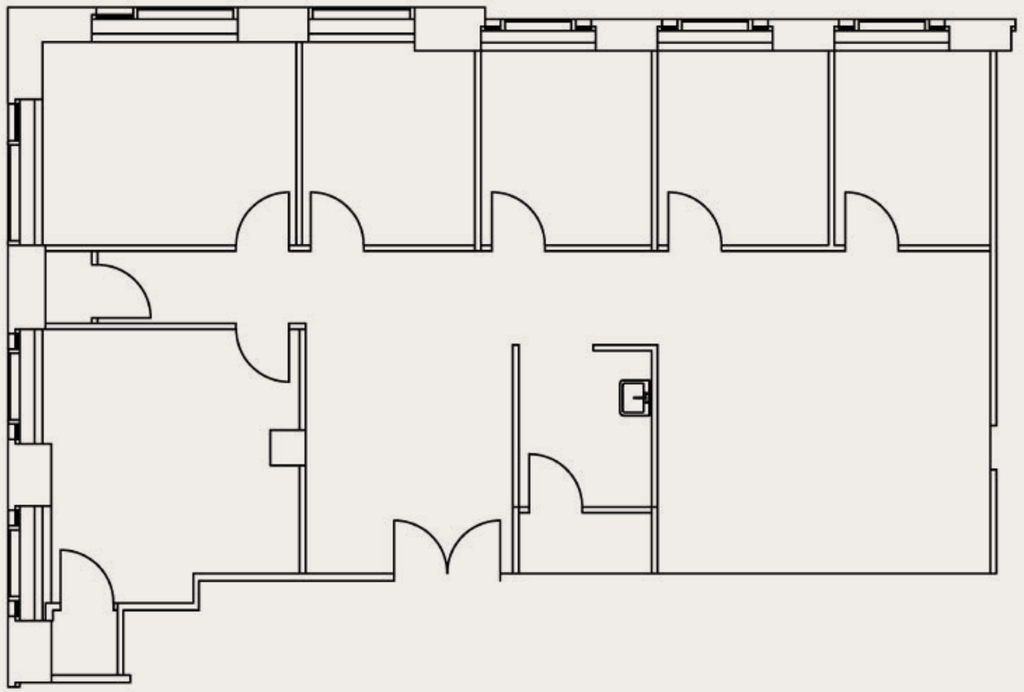
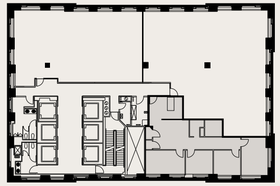
PARTIAL FLOOR 45 3,160 RSF

AS BUILT





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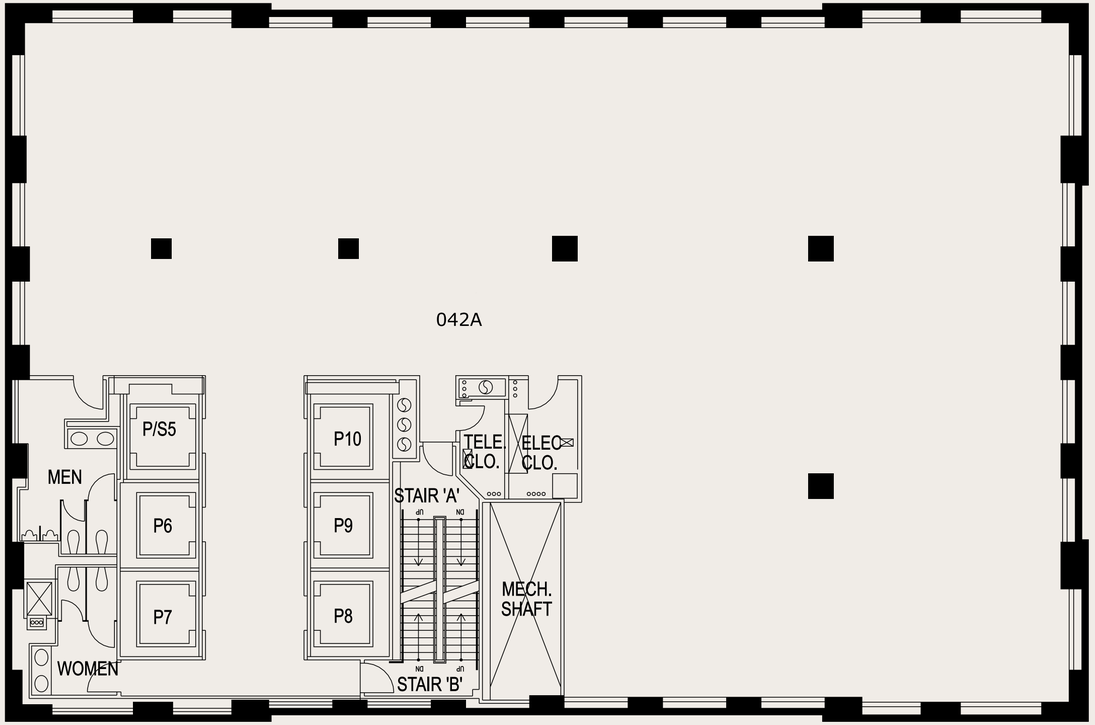
CORE PLAN

FULL FLOOR 42 9,777 RSF



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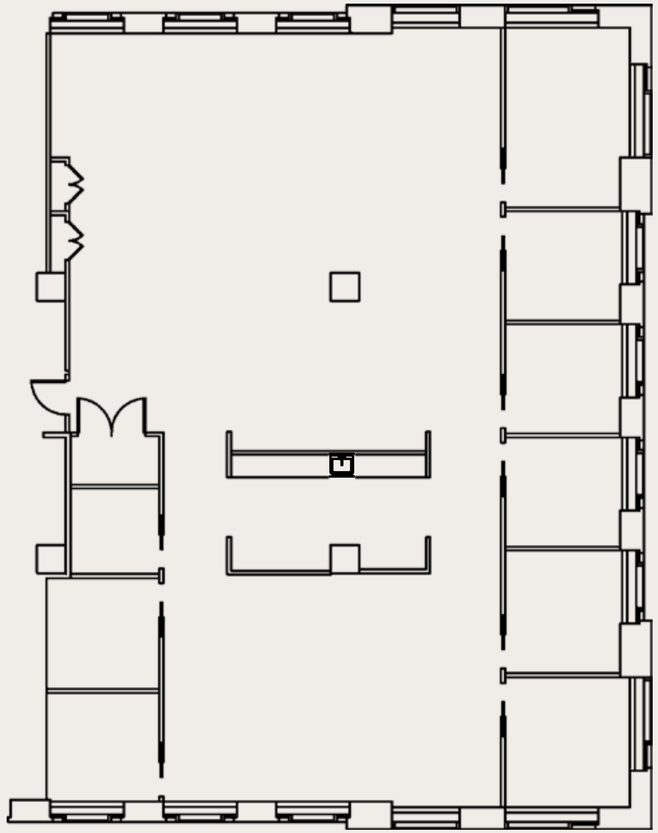
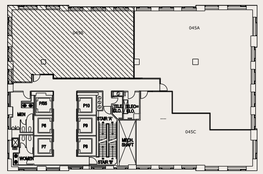
PARTIAL FLOOR 41 6,515 RSF

AS BUILT





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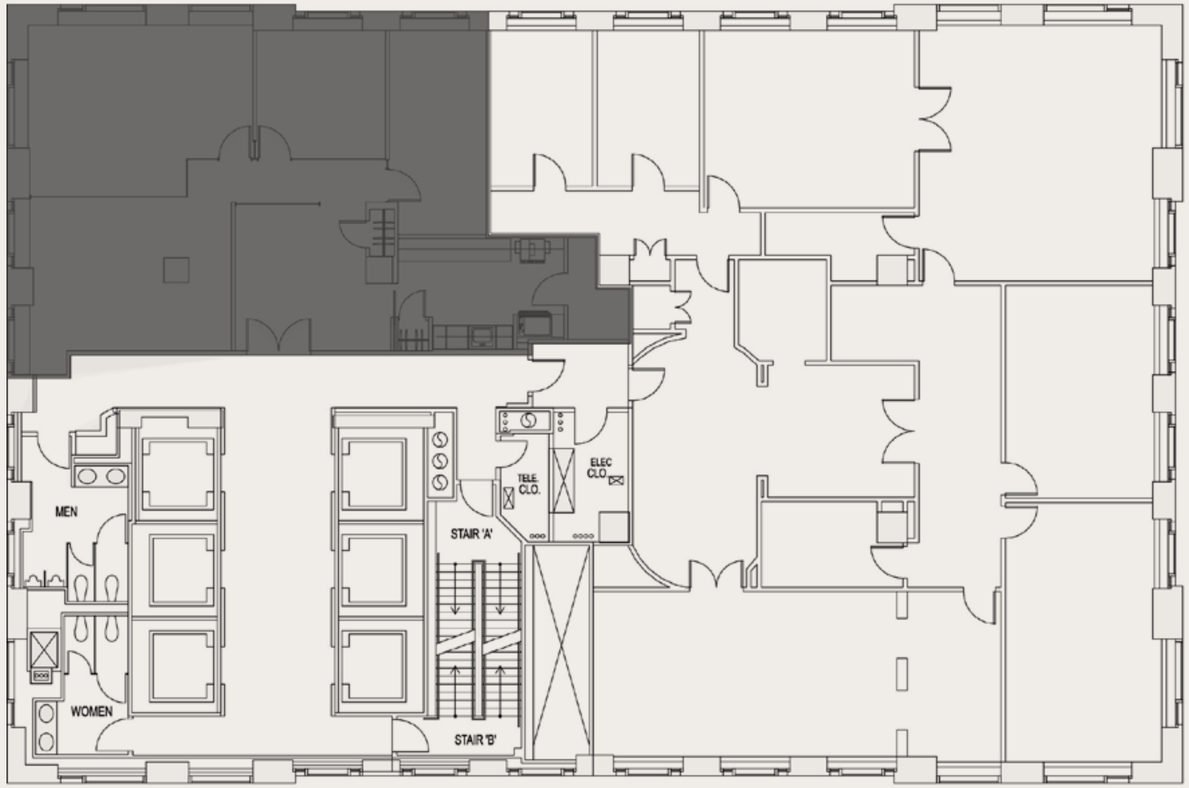
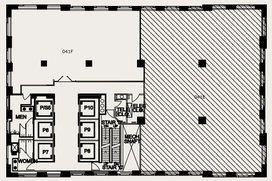
PARTIAL FLOOR 38 2,702 RSF

AS BUILT





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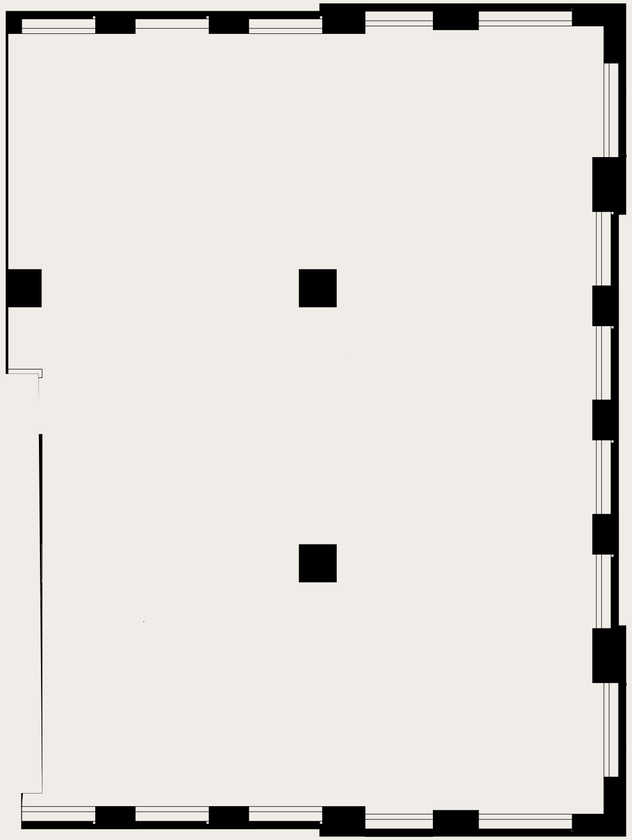
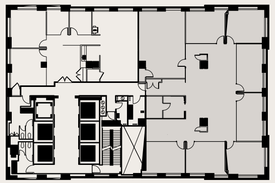
PARTIAL FLOOR 21 6,545 RSF

CORE AND SHELL





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PARTIAL FLOOR 21 6,545 RSF

TEST FIT A — LOUNGE AREA

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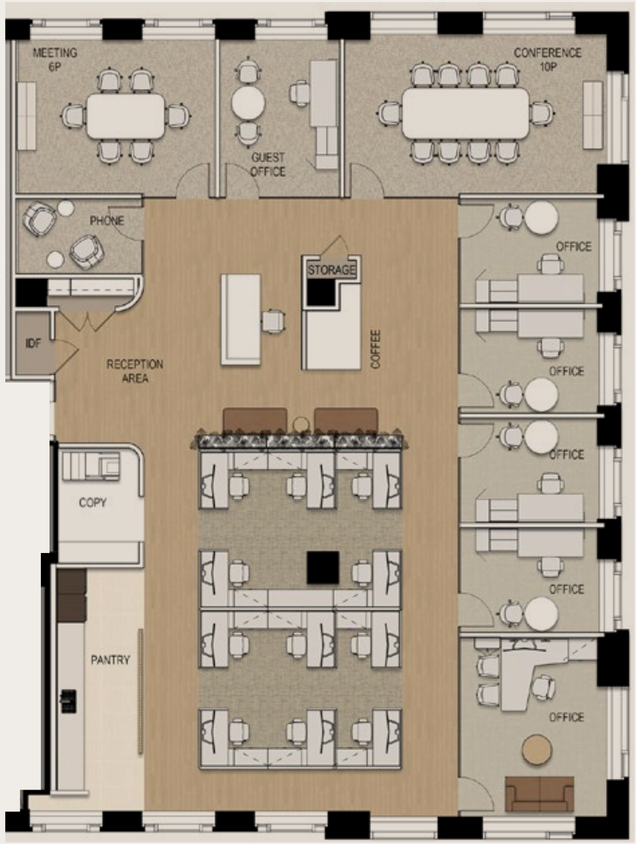
PARTIAL FLOOR 21 6,545 RSF

TEST FIT B — RECEPTION DESK



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PREBUILT

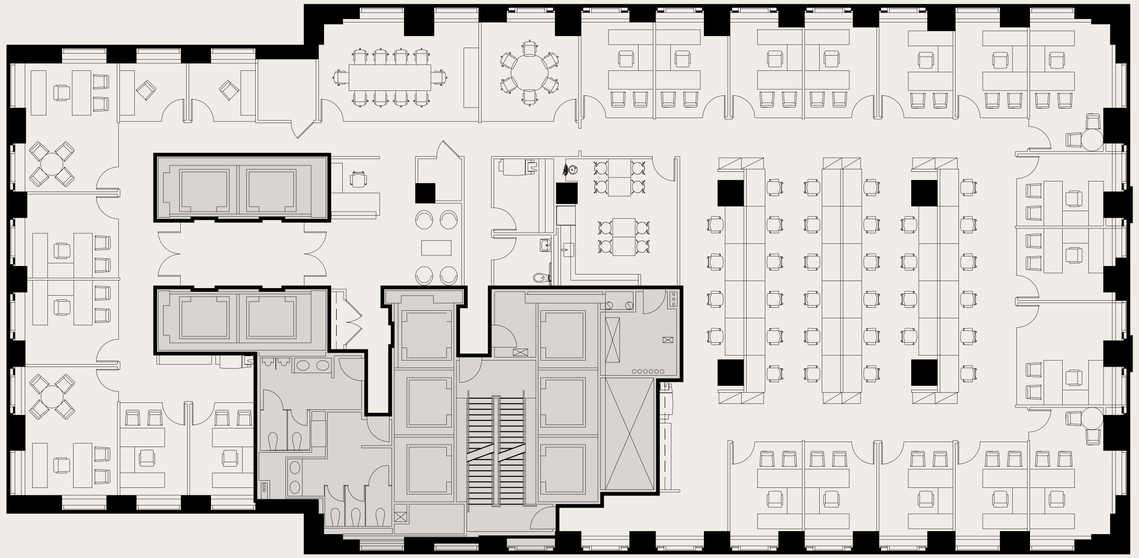
FULL FLOOR 20 9,697 RSF

32 Workstations
7 Private Offices
2 Conference Rooms
1 Meeting Room
1 Phone Room
1 Cafe
1 Wellness Room
1 Copy Room

N

CORE PLAN

FULL FLOOR 14 12,930 RSF



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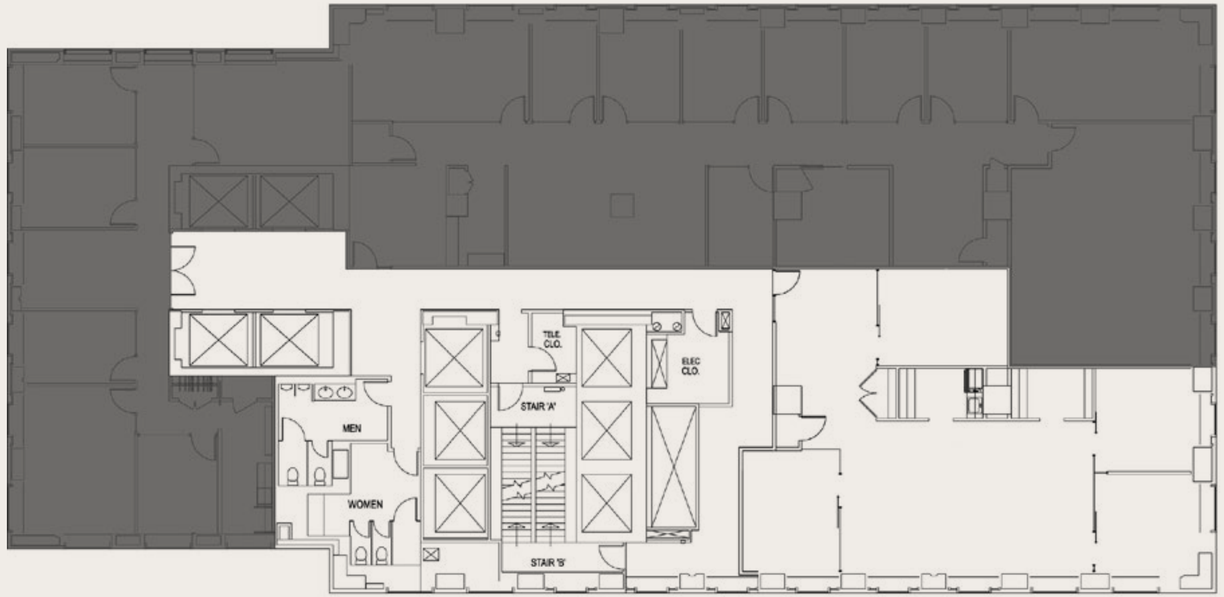
PARTIAL FLOOR

11

9,535 RSF

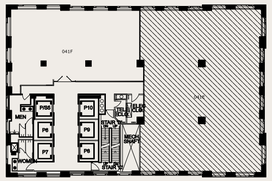
AS BUILT

56TH STREET



5TH AVENUE

55TH STREET



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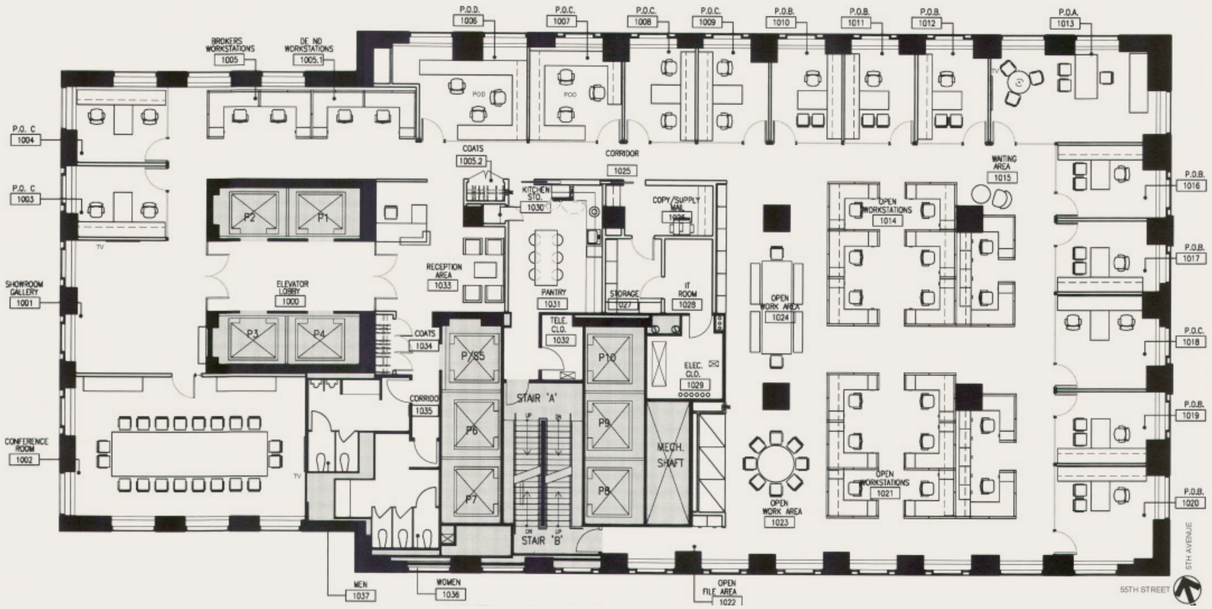
AS BUILT

FULL FLOOR 10 12,930 RSF

56TH STREET



55TH STREET

5TH AVENUE

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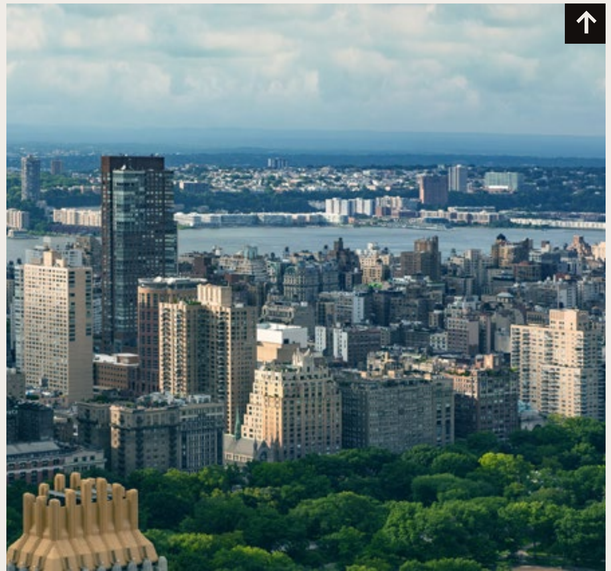
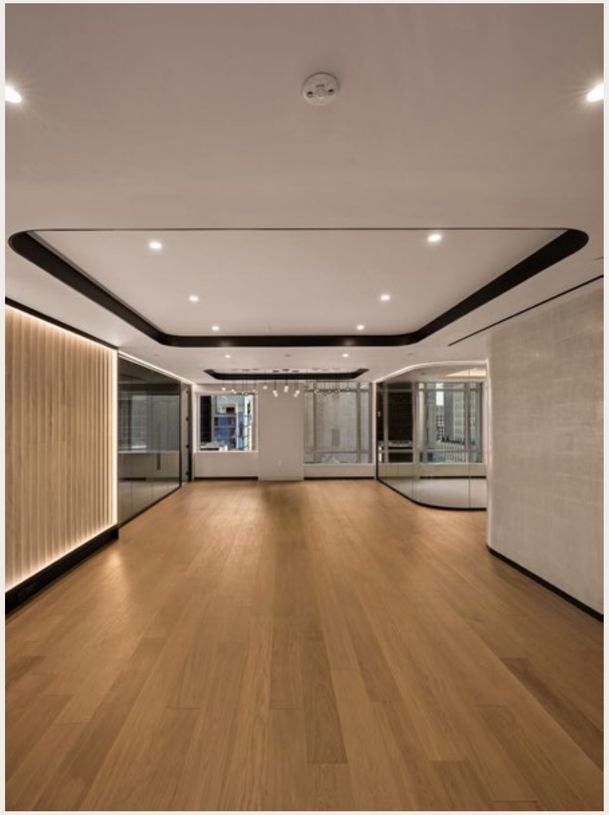
CONCOURSE

AMENITY SPACE

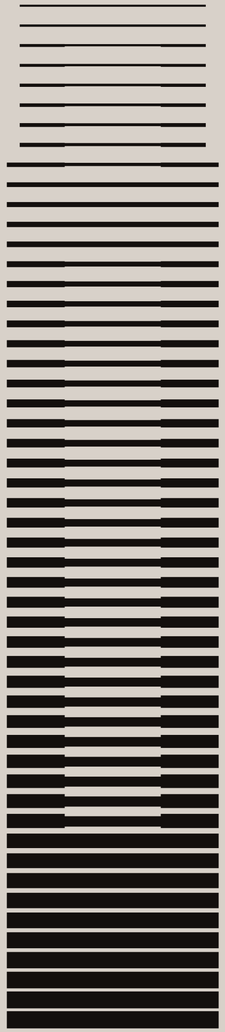
Prestige from a whole new perspective.



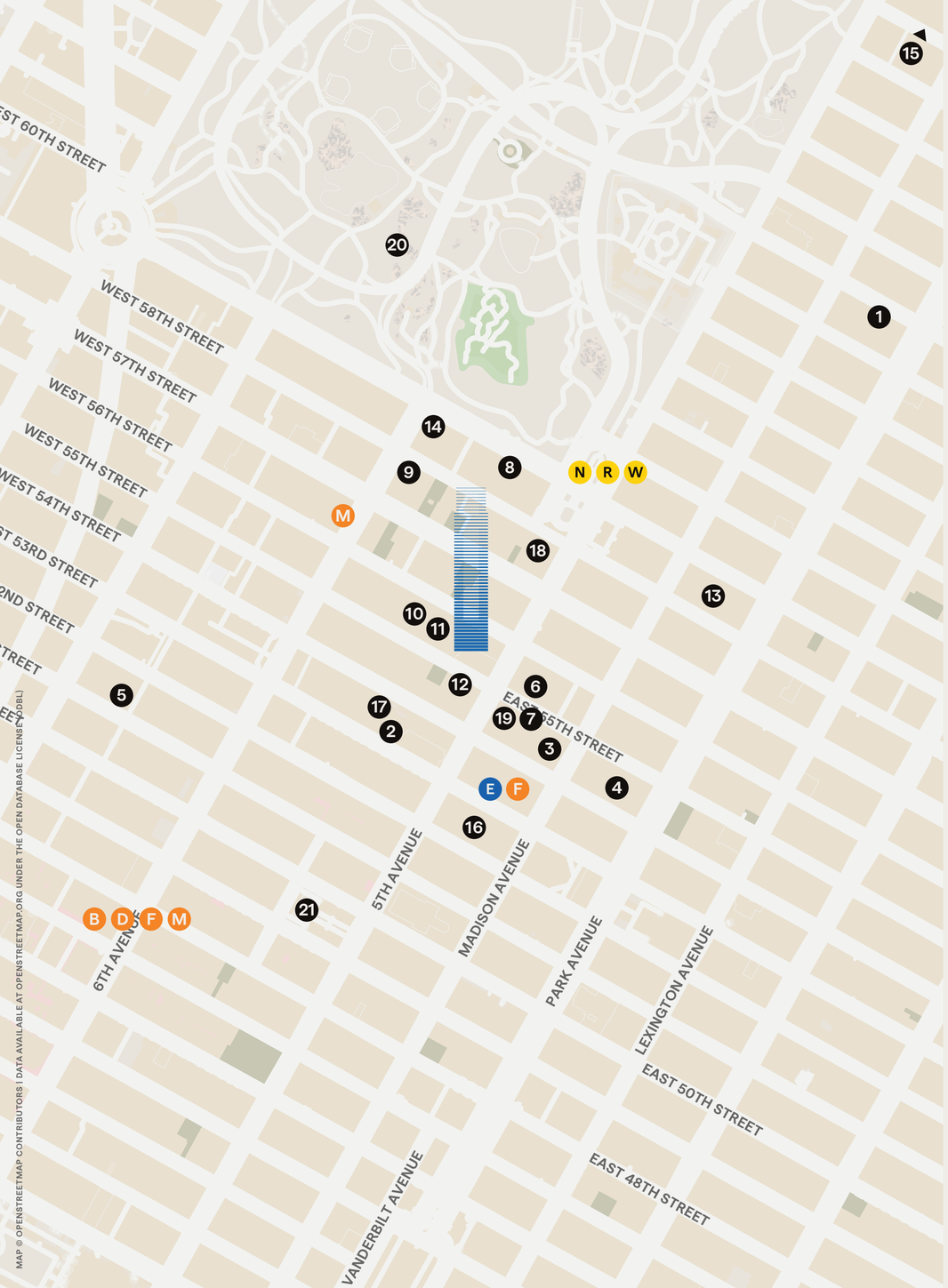


Transformative amenity in progress

New amenities are coming to 712 Fifth Avenue, adding more support to one of Manhattan's most established addresses. Fitness, conference rooms, executive space, and a speakeasy will give tenants more ways to meet, recharge, and make the workday more complete.



712 FIFTH AVENUE AMENITIES COMING SOON



At the center of New York.

THE BEST OF NEW YORK, ALL AROUND.

The Plaza District brings together many of New York's most iconic addresses within one of the world's leading centers for business, media, and entertainment. From the shops of Fifth Avenue to Central Park, everything that defines New York is close at hand. Steps from Central Park, **712 FIFTH AVENUE** places more of New York within easy reach.

DINING:

1. Daniel
2. The Modern
3. Caviar Russe
4. Aquavit
5. Le Bernadin
6. The Polo Bar

HOTELS:

7. The St. Regis New York
8. The Plaza
9. 1 Hotel
10. Aman New York
11. The Whitby
12. The Peninsula
13. The Four Seasons
14. The Ritz-Carlton
15. The Carlyle

FITNESS:

16. Equinox 53rd Street

CULTURE:

17. MoMa
18. Bergdorf Goodman
19. Harry Winston
20. Central Park
21. Rockefeller 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.

TOWELS

712 Fifth Avenue

ESG INITIATIVES

CERTIFICATIONS

LEED Gold, Fitwel 2 Stars , ENERGY STAR label

ENERGY

Electricity offset by renewable energy credits

Capital upgrades implemented to reduce energy consumption and operating expenses

Systems equipped with automated control systems

LED lighting systems installed throughout building common areas to increase energy efficiency

Real-time energy management platform (iES Mach) used by Paramount's Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly

Building systems commissioned to ensure performance is optimized

Ongoing staff training to ensure operations are efficient

AIR

ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building

Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more

Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality

HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products

Construction materials used are LEED-compliant, recycled, responsibly sourced, and non-toxic

Training on emergency preparedness, workplace safety, and response drills coordinated periodically

WATER

Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation

Water logs reviewed by Engineering Team to compare trends and identify potential water loss

Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 90 days

AMENITIES

Daily conveniences for tenants enhanced through a mobile application that facilitates:

- Access control
- Visitor management
- Event management
- Booking reservations
- Service requests
- Building communications

SUSTAINABLE TRANSPORTATION

15+ subway and bus lines within walking distance (0.1-0.2 miles) of the property

- Subway: E F M N R
- Bus: BxM14 BxM18 M1 M2 M3 M4 M5 M31 M57 etc.

RECYCLING

Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills

Color-coordinated recycling procedure enforced to avoid contamination

Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans

Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated

Janitorial staff trained annually to maintain recycling best practices

Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled

TENANT COLLABORATION

Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange

Tenants engaged on energy efficiency opportunities to reduce consumption

Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces

Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately

Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies

Recycling improvements identified and communicated to tenants through office walk throughs and waste audits

ADDITIONAL RESOURCES

Elecor Sustainability Website

Building Office: (212) 307-6454

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