



745 Fifth Avenue

ELECOR
PROPERTIES



Fifth Avenue at its most elevated.

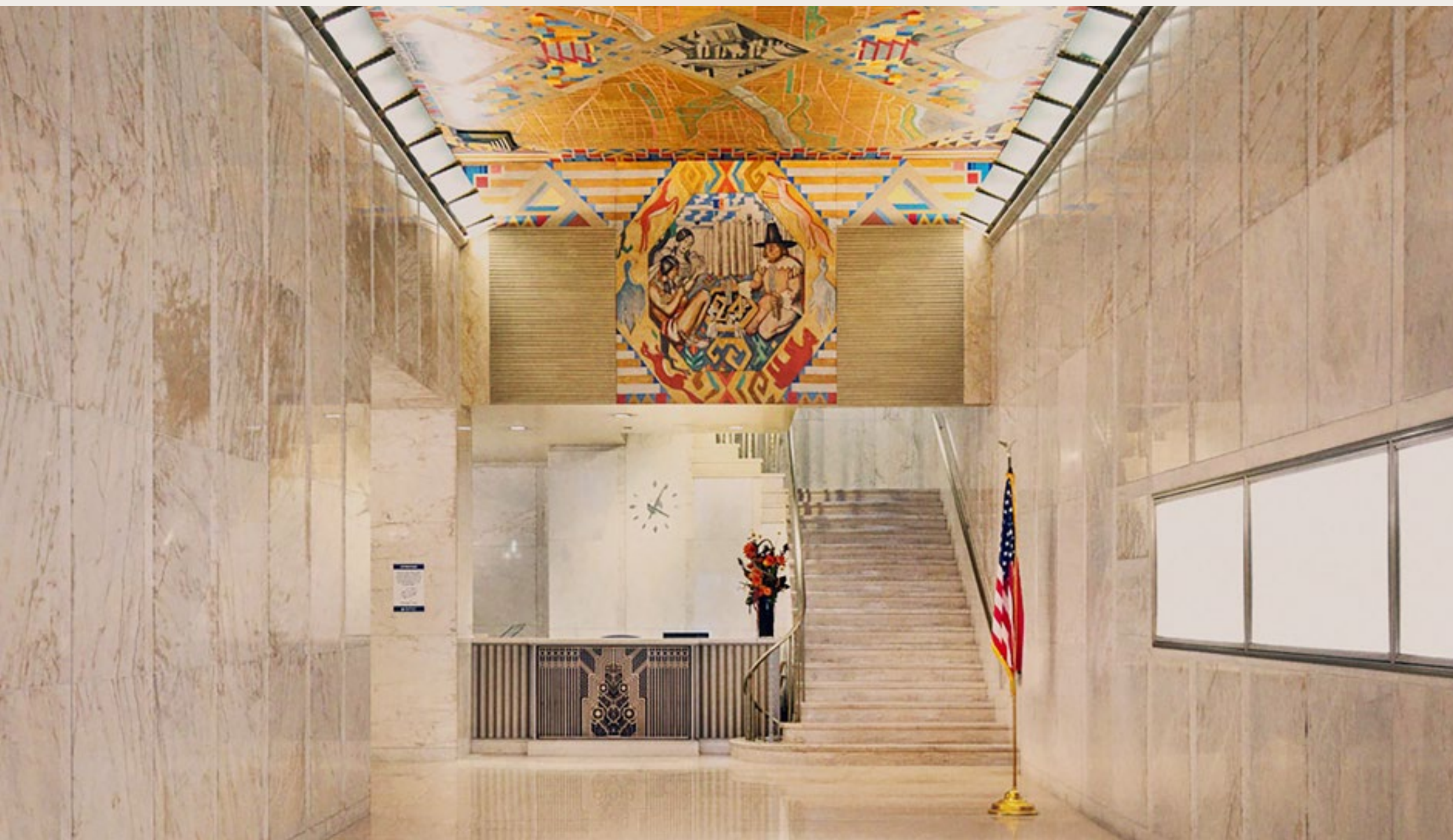
745 FIFTH AVENUE offers a rare combination of prestige, perspective, and place. Overlooking Central Park from one of Manhattan's most coveted corners, it creates a workday defined as much by its surroundings as the space itself.



Make the park part of the workday.

At the southeast corner of Central Park, **745 FIFTH AVENUE** brings together an exceptional Plaza District location, sweeping park views, and enduring architectural character.

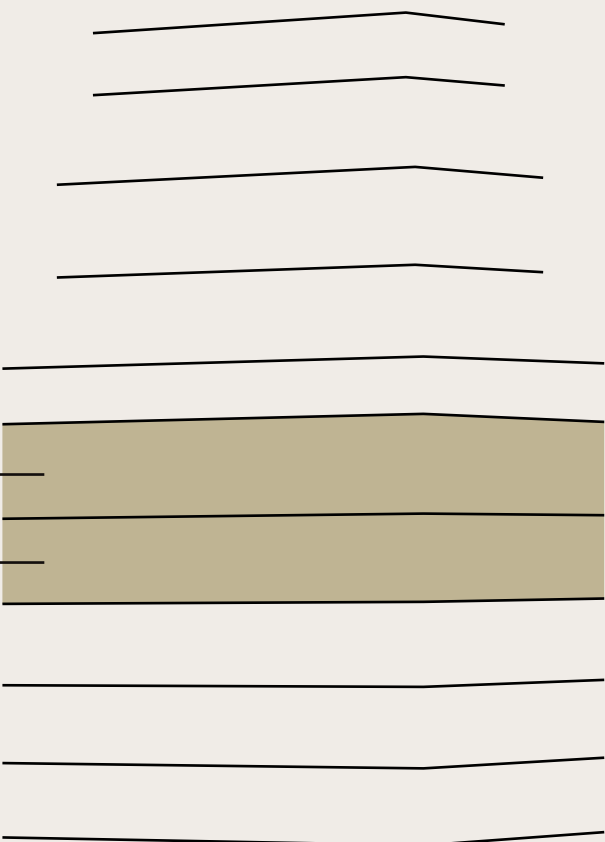
The 35-story address features an impressive art deco lobby and a richly detailed exterior of polished black Cambrian granite, limestone, glazed brick, bronze, and stainless steel. Directly across from The Plaza and close to celebrated restaurants, hotels, and shopping, it offers a workday with more perspective, distinction, and access.



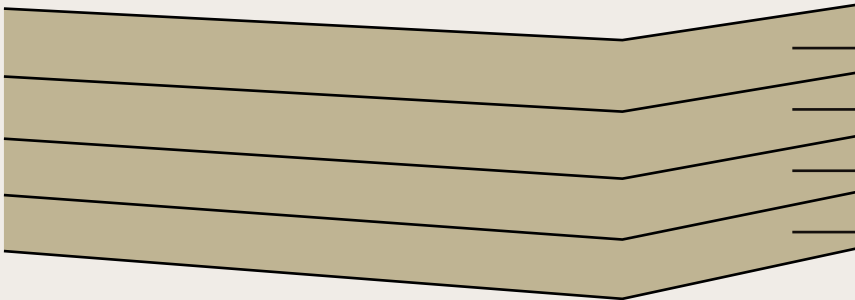
Availabilities

Explore current availabilities at **745 FIFTH AVENUE**, with boutique workplace opportunities overlooking Central Park, including ultra high-end pre-built spaces, refined floorplates, and one of the Plaza District’s most prestigious addresses.

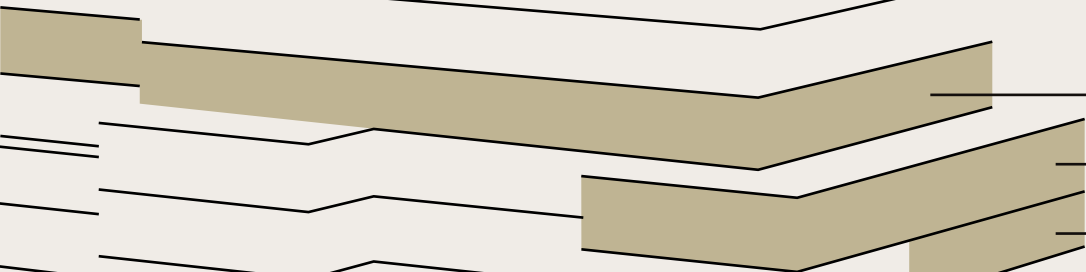
33	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
32	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW



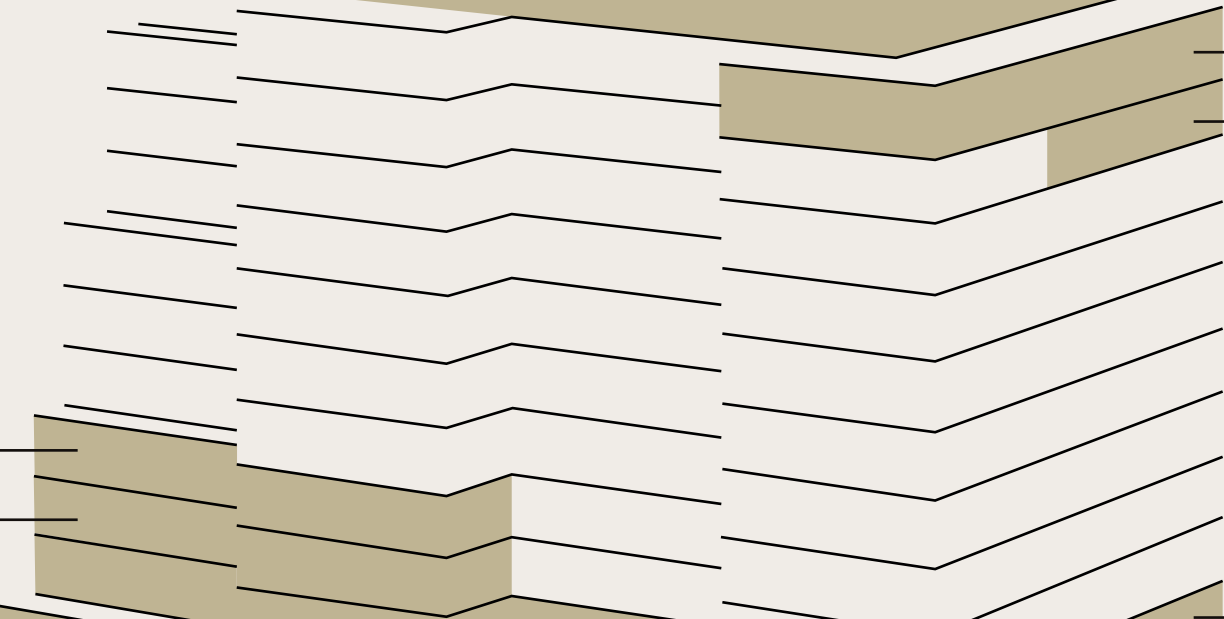
24	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
23	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
22	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
21	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW



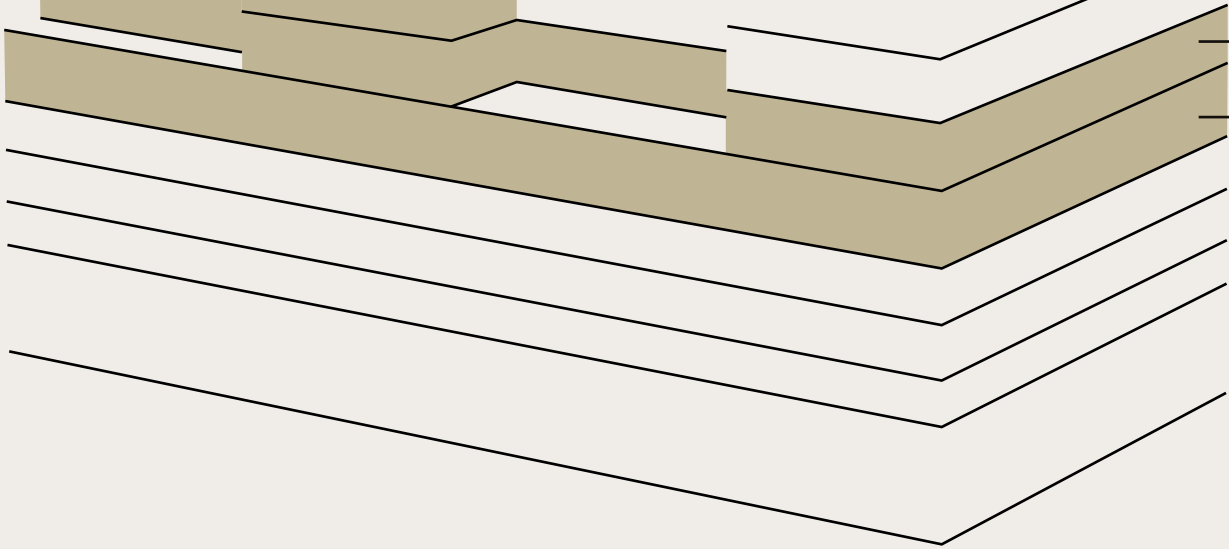
18	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
17	11,996 RSF	PARTIAL FLOOR	AVAILABLE NOW
16	11,996 RSF	PARTIAL FLOOR	AVAILABLE NOW



09	11,996 RSF	PARTIAL FLOOR	AVAILABLE NOW
08	11,996 RSF	PARTIAL FLOOR	AVAILABLE NOW



07	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW
06	11,996 RSF	ENTIRE FLOOR	AVAILABLE NOW



FLOOR

06

26,781 RSF

Total seat count: 119

19 Offices

99 Workstations

1 Other

Open/closed: 84%:16%

Total collaboration seats: 121

79 Enclosed collaboration seats

42 Open collaboration seat

Collaboration ratio/seat: 1.02:1

OPEN/OFFICE HYBRID TEST-FIT

- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOOR

06

26,781 RSF

Total seat count: 89

34 Offices

54 Workstations

1 Other

Open/closed: 62%:38%

Total collaboration seats: 92

50 Enclosed collaboration seats

42 Open collaboration seat

Collaboration ratio/seat: 1.03:1

PERIMETER OFFICE TEST-FIT

- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOOR

07

22,624 RSF

CORE & SHELL

● GREEN SPACE



↑
N

FLOOR

07

22,624 RSF

Total seat count: 92

18 Offices

73 Workstations

1 Other

Open/closed: 80%:20%

Total collaboration seats: 121

64 Open collaboration seat

Collaboration ratio/seat: 1.32:1

OPEN/OFFICE HYBRID TEST-FIT

- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOOR

07

22,624 RSF

Total seat count: 78

24 Offices

53 Workstations

1 Other

Open/closed: 69%:31%

Total collaboration seats: 90

62 Enclosed collaboration seats

28 Open collaboration seat

Collaboration ratio/seat: 1.15:1

PERIMETER OFFICE TEST-FIT

- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES

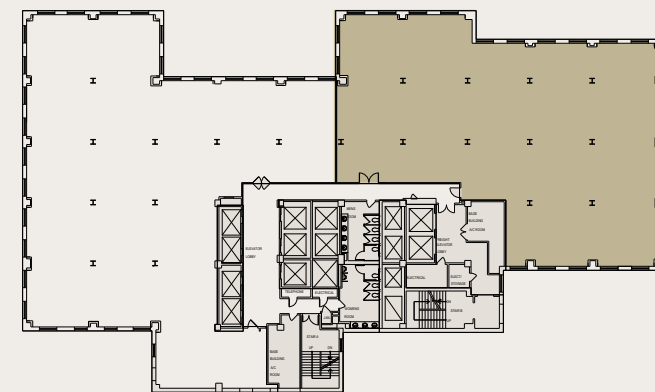


FLOORS

08 / 09

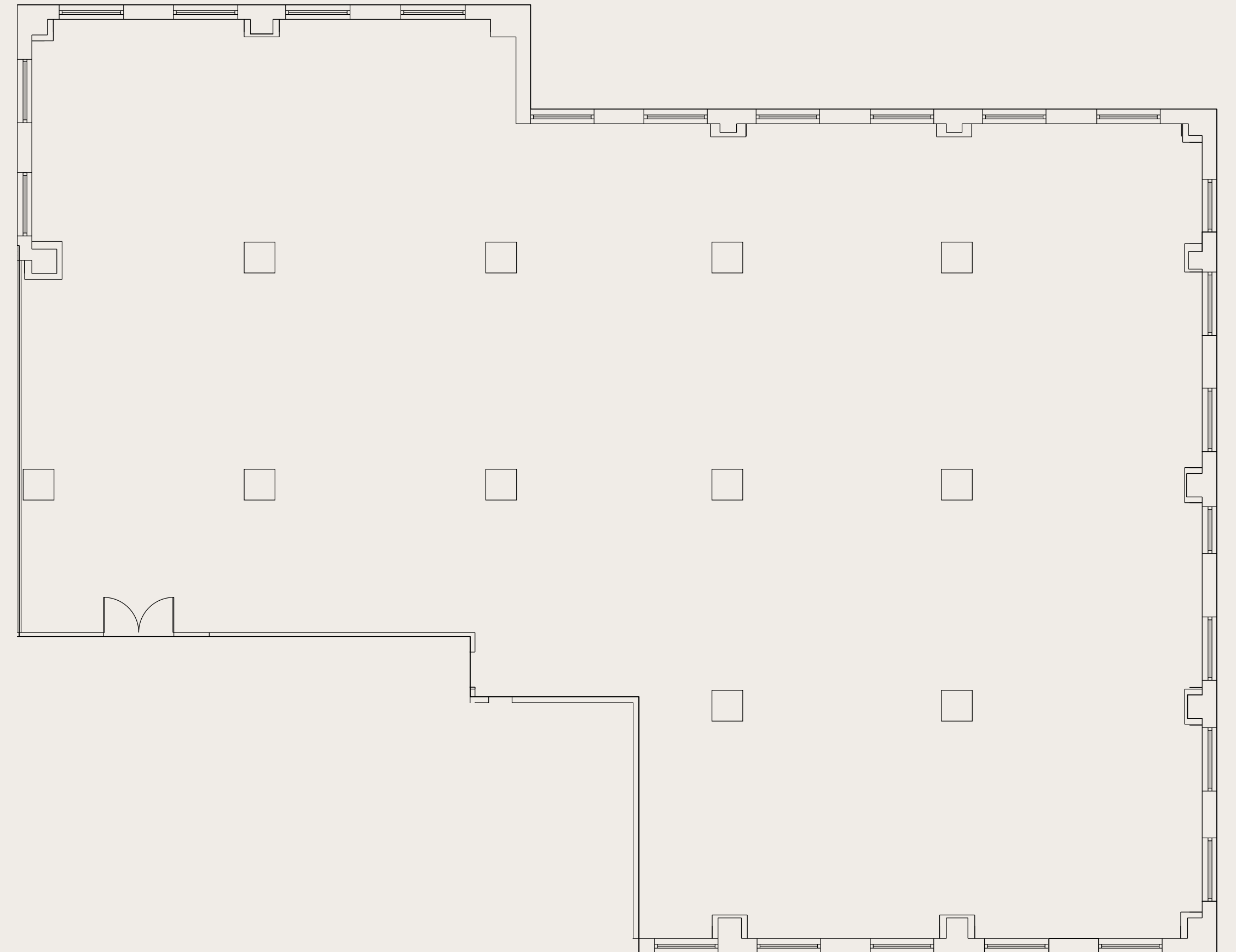
10,324 RSF

CORE & SHELL



FIFTH AVENUE

58TH STREET

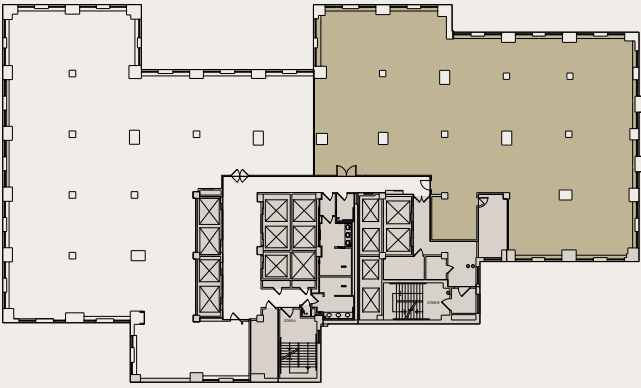


FLOOR

09

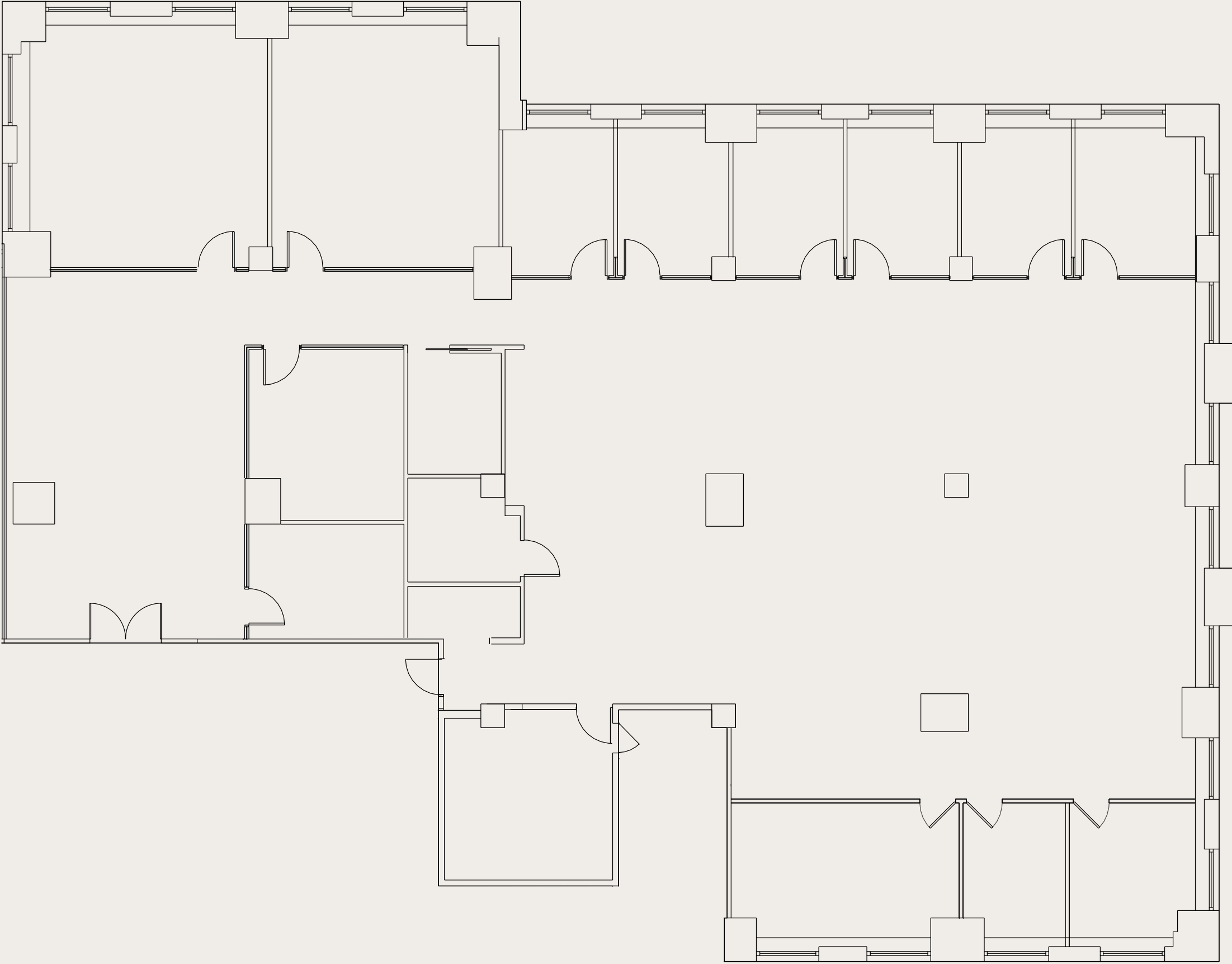
10,324 RSF

AS-BUILT



FIFTH AVENUE

58TH STREET



FLOOR

16

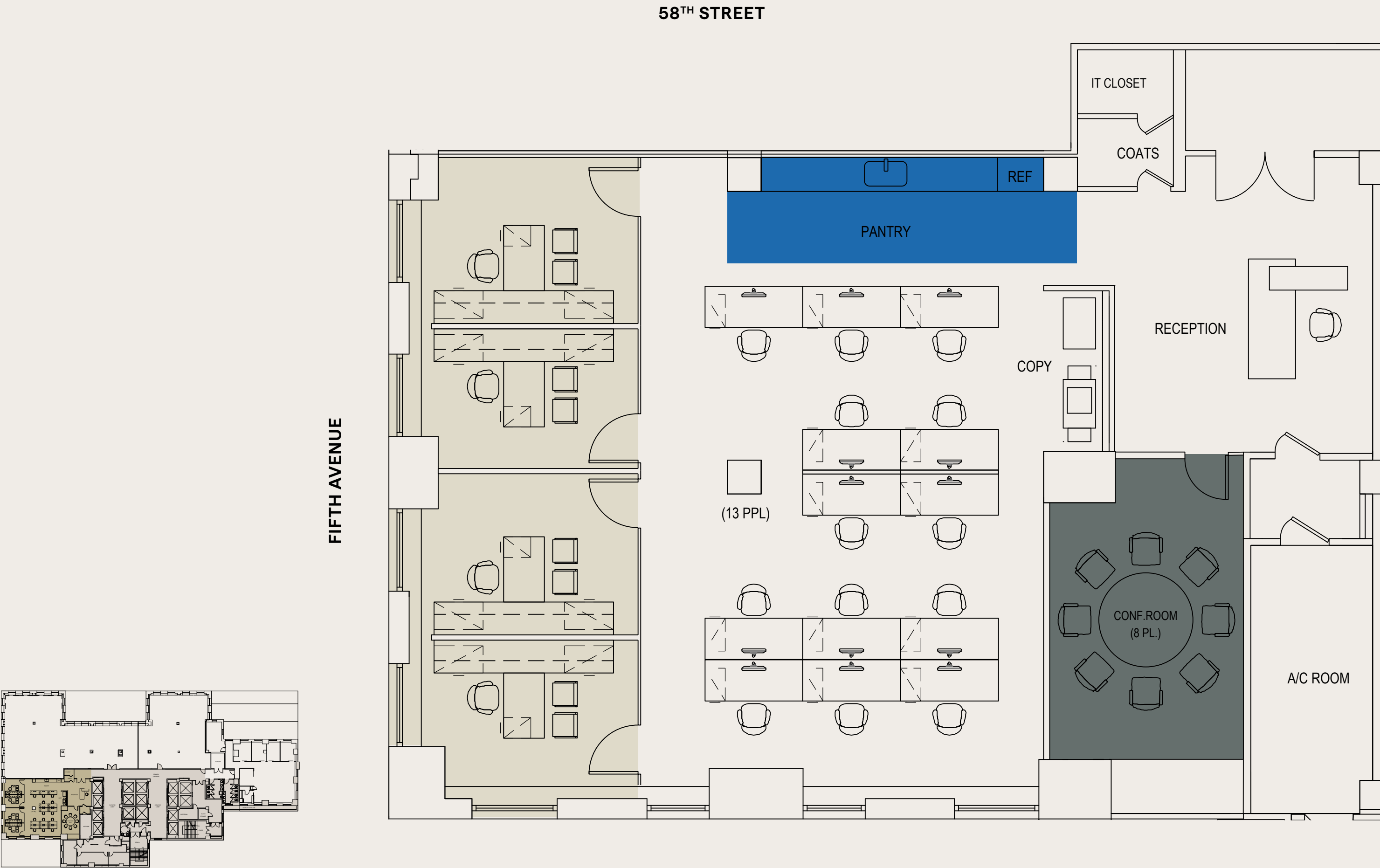
4,000 RSF

- Total seat count: 18
- 4 Offices
- 13 Workstations
- 1 Reception
- 1 Conference room
- 1 Pantry

AS-BUILT



- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOOR

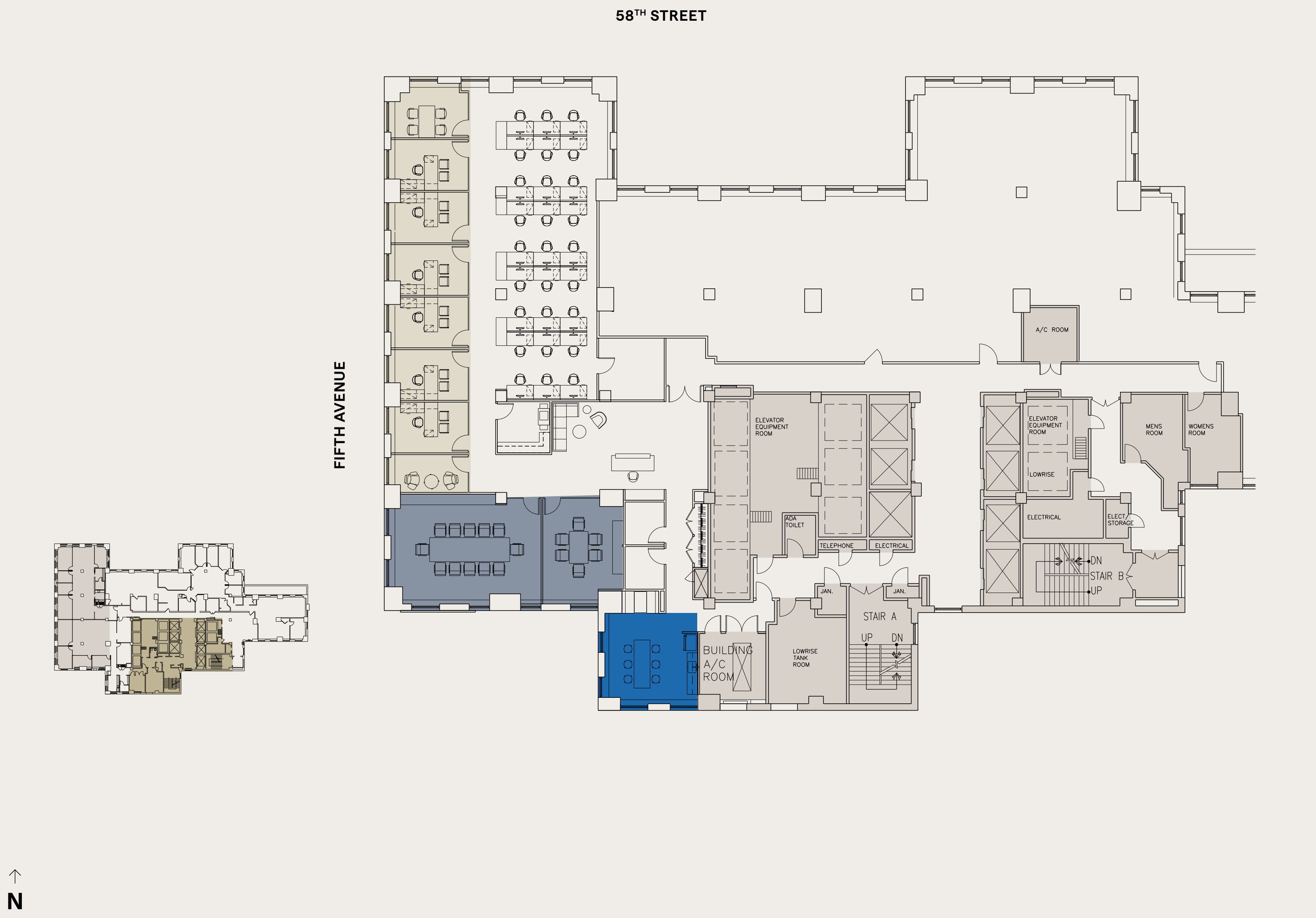
17

9,073 RSF

- Total seat count: 34
- 6 Offices
- 27 Workstations
- 1 Reception
- 2 Conference rooms

PERIMETER OFFICE TEST-FIT

- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



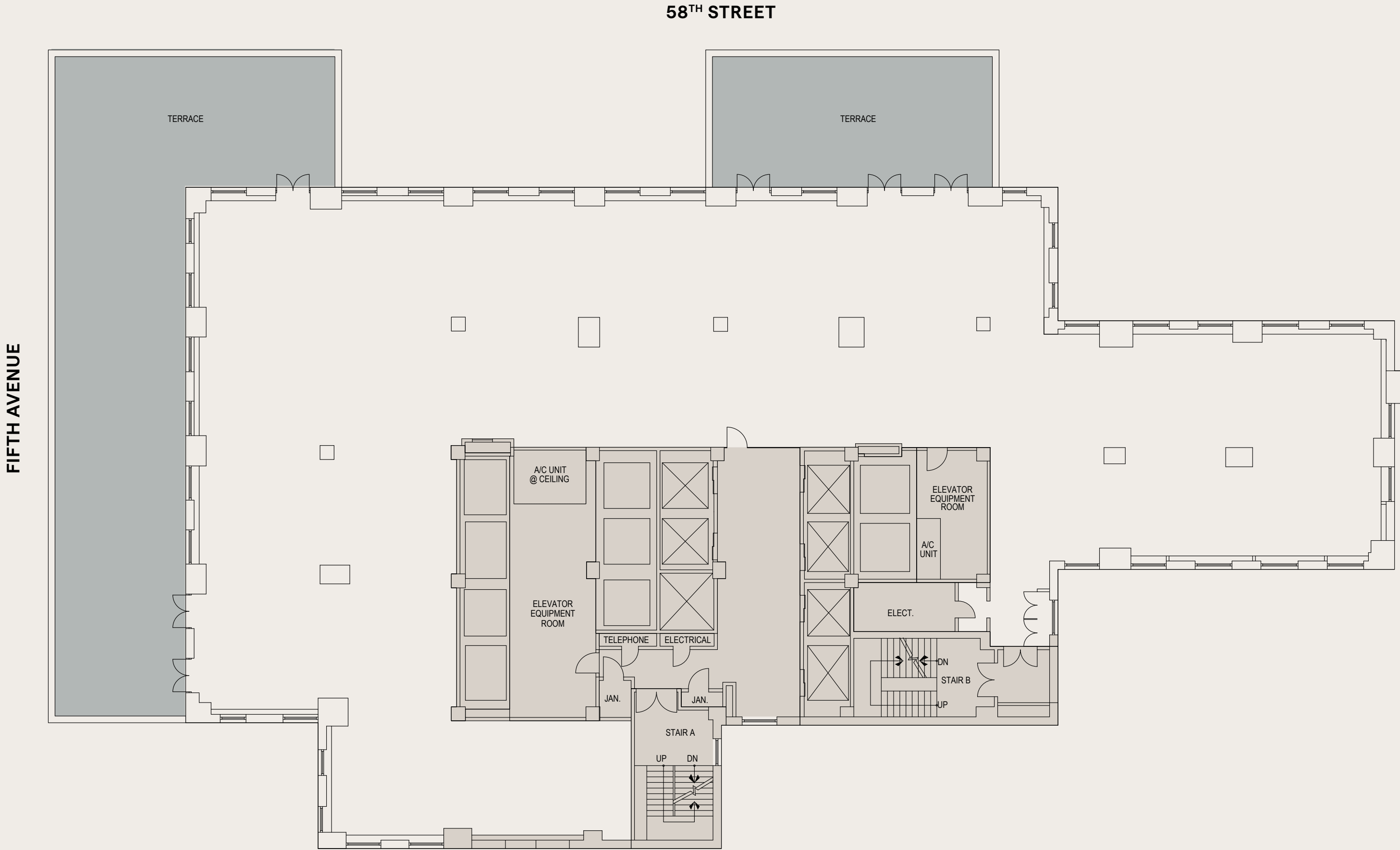
FLOOR

18

22,624 RSF

CORE & SHELL

GREEN SPACE



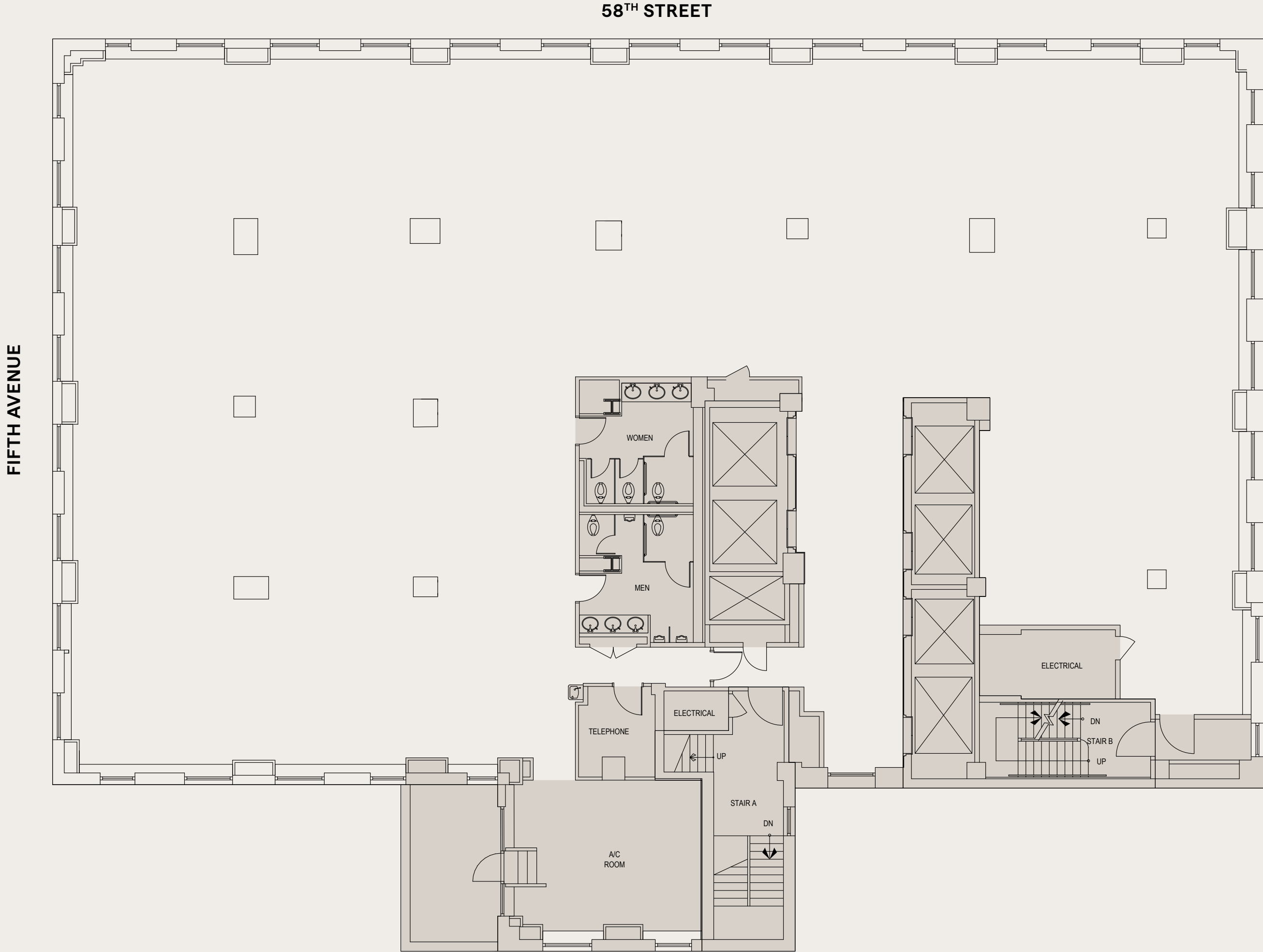
↑
N

FLOORS

21–24

13,448 RSF

CORE & SHELL



FLOORS

21–24

13,448 RSF

- Total seat count: 63
- 26 Offices
- 36 Workstations
- 1 Reception
- 2 Conference rooms
- 1 Phone room
- 1 Cafe
- 1 Wellness

PERIMETER OFFICE TEST FIT

- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOORS

21–24

13,448 RSF

- Total seat count: 74**
- 16 Offices
 - 60 Workstations
 - 1 Reception
 - 3 Conference rooms
 - 1 Cafe
 - 1 Wellness

OPEN/OFFICE TEST FIT

- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES



FLOORS

32 / 33

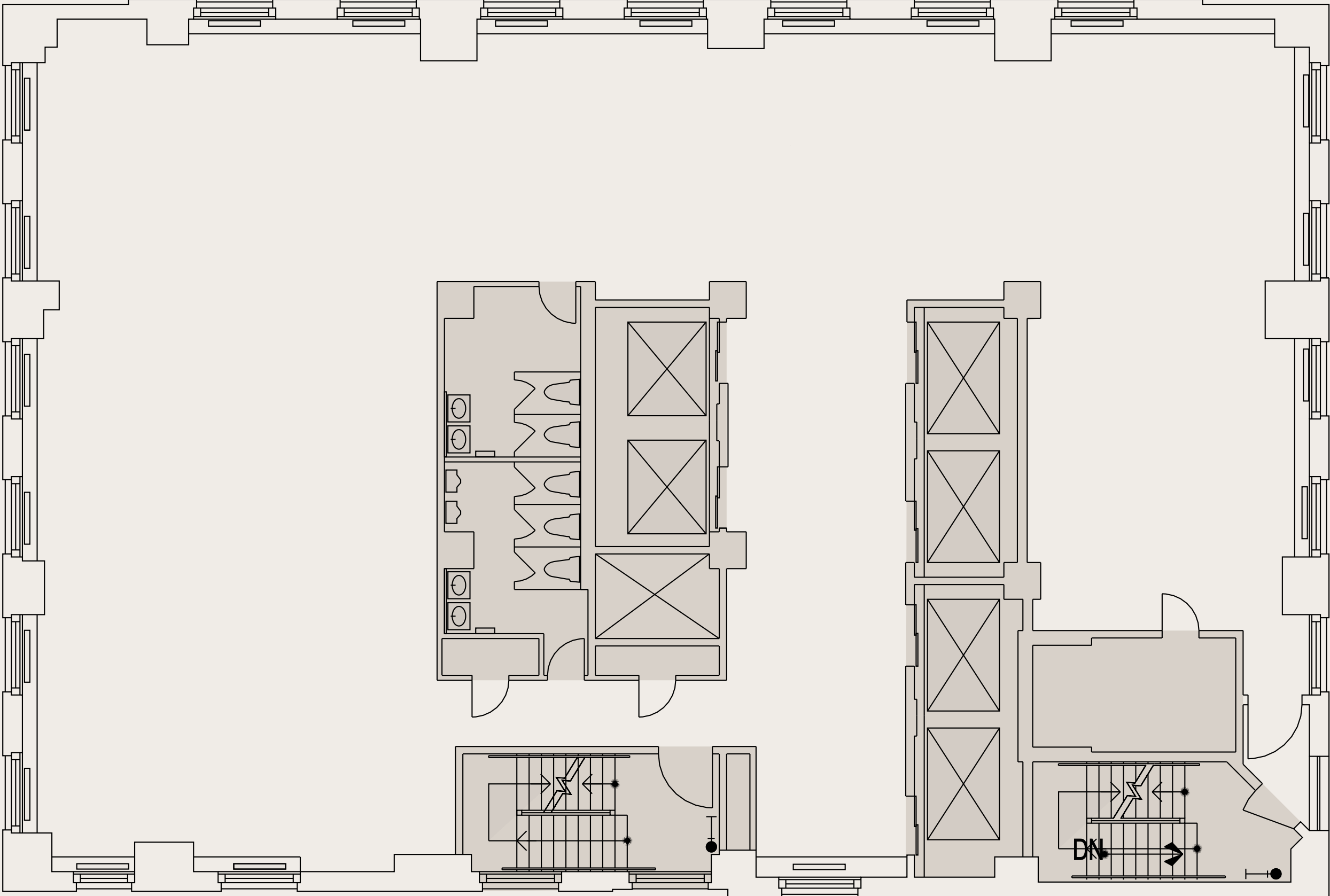
6,200 RSF

CORE & SHELL



FIFTH AVENUE

58TH STREET



FLOORS

32 / 33

6,200 RSF

Total seat count: 15

7 Offices

8 Workstations

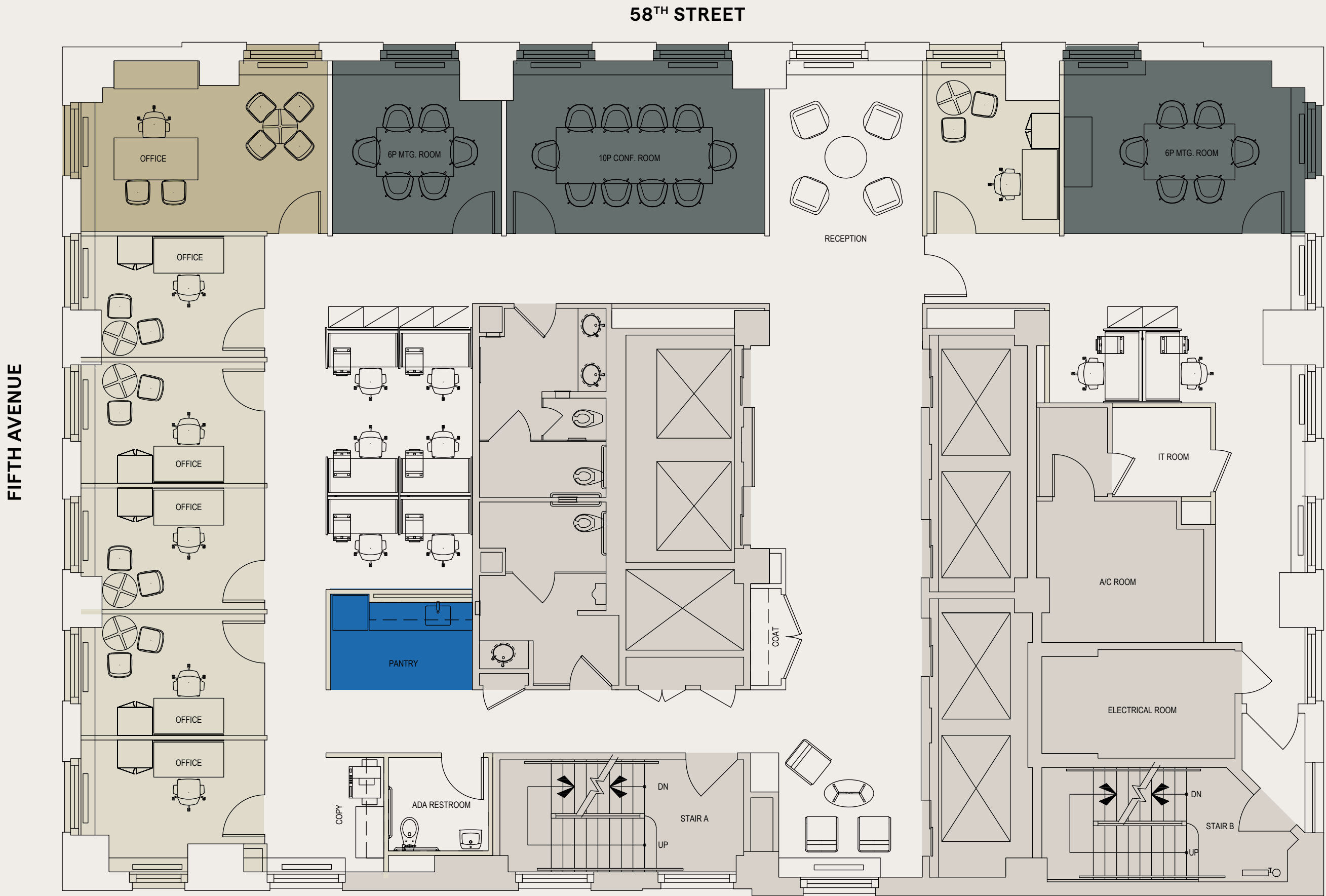
3 Conference rooms

1 Reception

1 Pantry

CORE & SHELL

- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES

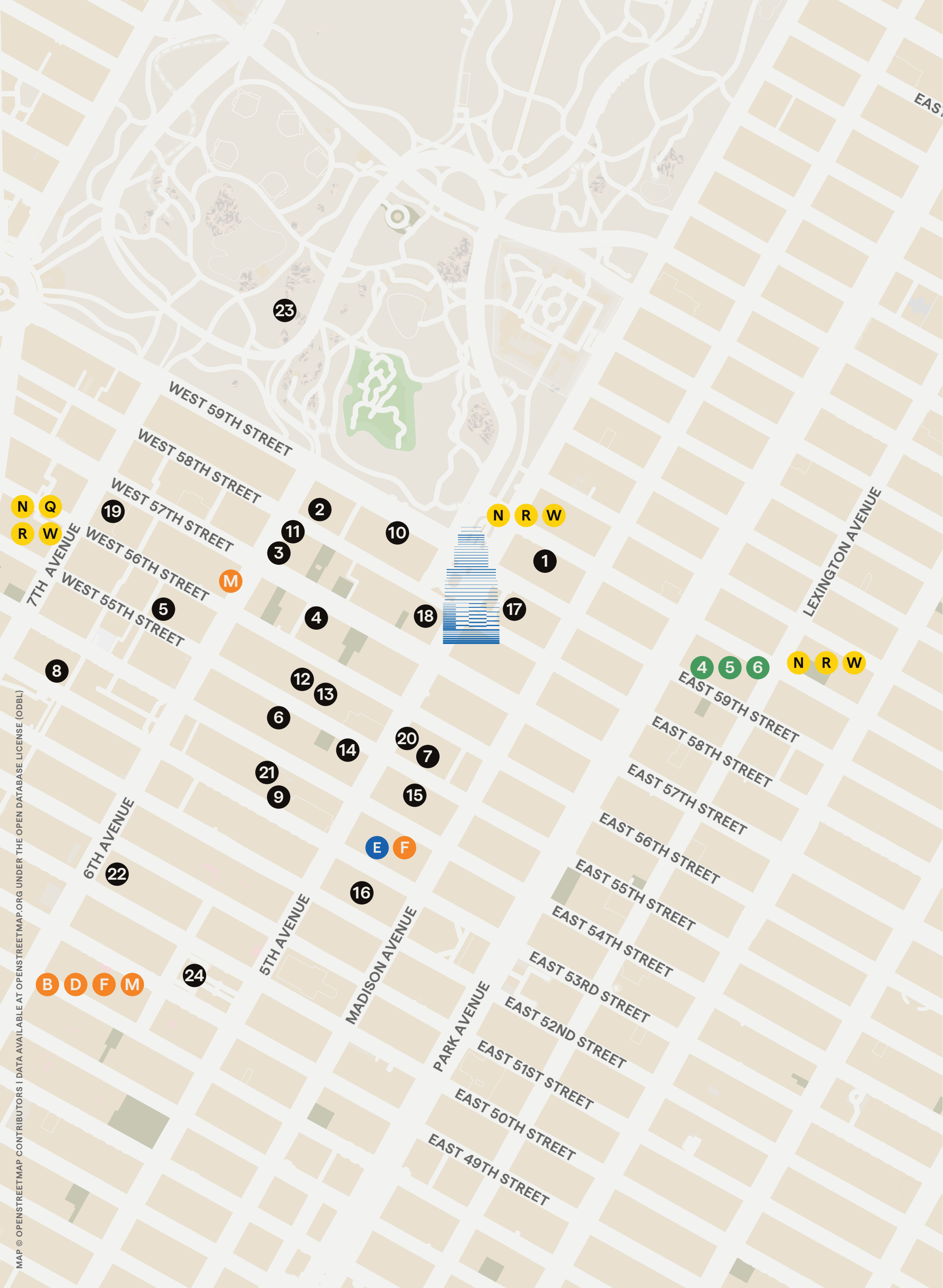






A MORE INSPIRING LINE OF SIGHT.





The best of Fifth, just outside.

Steps from Central Park and directly across from The Plaza, **745 FIFTH AVENUE** brings much needed reprieve to the workday with endless culture, shopping, and dining. From Radio City Music Hall and The MoMa, to Bergdorf Goodman and The Polo Bar, there’s always something to see, sip, or style after work.

MEDIA:

- 1 Avra
- 2 Quality Meats
- 3 Quality Italian
- 4 Nobu Fifty Seven
- 5 Estiatorio Milos
- 6 Michael’s New York
- 7 Polo Bar
- 8 La Grande Boucheri
- 9 The Modern

HOTELS:

- 10 The Plaza
- 11 1 Hotel
- 12 Aman New York
- 13 The Whitby
- 14 The Peninsula
- 15 St. Regis

FITNESS:

- 16 Equinox 53rd Street

CULTURE:

- 17 Apple
- 18 Bergdorf Goodman
- 19 Carnegie Hall
- 20 Core Club
- 21 MoMA
- 22 Radio City Music Hall
- 23 Central Park
- 24 Rockefeller Center

745 Fifth Avenue

BUILDING SPECIFICATIONS

OWNER

Elecor Properties

MANAGING AGENT

Elecor Properties

YEAR COMPLETED

1930, major redevelopment in 1989

GROSS BUILDING AREA

502,452 rentable square feet

341,886 usable square feet

LOCATION

At Fifth Avenue and 58th Street, 745 Fifth places the workday at the southeast corner of Central Park. Restaurants, hotels, and world-renowned shopping are all close at hand.

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

The façade brings together polished black Cambrian granite, limestone, glazed brick, bronze, and stainless steel. Detailed precast stone and ornamental parapet walls give the exterior a distinctive sense of craft and permanence.

TYPICAL SLAB HEIGHTS

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

FLOORS 1 & 2: 14’

FLOORS 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’

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.

AIRCONDITIONING

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 LAYOUT

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



FOR MORE INFORMATION, PLEASE CONTACT:

- Peter Brindley

EXECUTIVE VICE PRESIDENT,
HEAD OF REAL ESTATE
PBRINDLEY@ELECORPROPERTIES.COM
212 237 3156
- Douglas Neye

SENIOR VICE PRESIDENT
DNEYE@ELECORPROPERTIES.COM
212 237 2976
- Sean Kirk

VICE PRESIDENT
SKIRK@ELECORPROPERTIES.COM
212 237 3168

