

745 Fifth Avenue

BUILDING SPECIFICATIONS

OWNER Elecorm Properties
MANAGING AGENT Elecorm 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 7–24*: 11’10”
FLOORS 26 & 27: 11’	FLOOR 34: 11’8”
FLOORS 3–6: 13’	FLOOR 25: 13’10”
FLOOR 28-33: 11’	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