

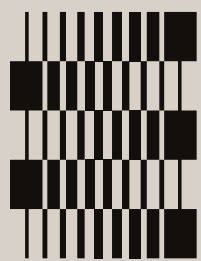


900 Third Avenue

ELECOR
PROPERTIES



EFFICIENCY, MEET ELEVATION.



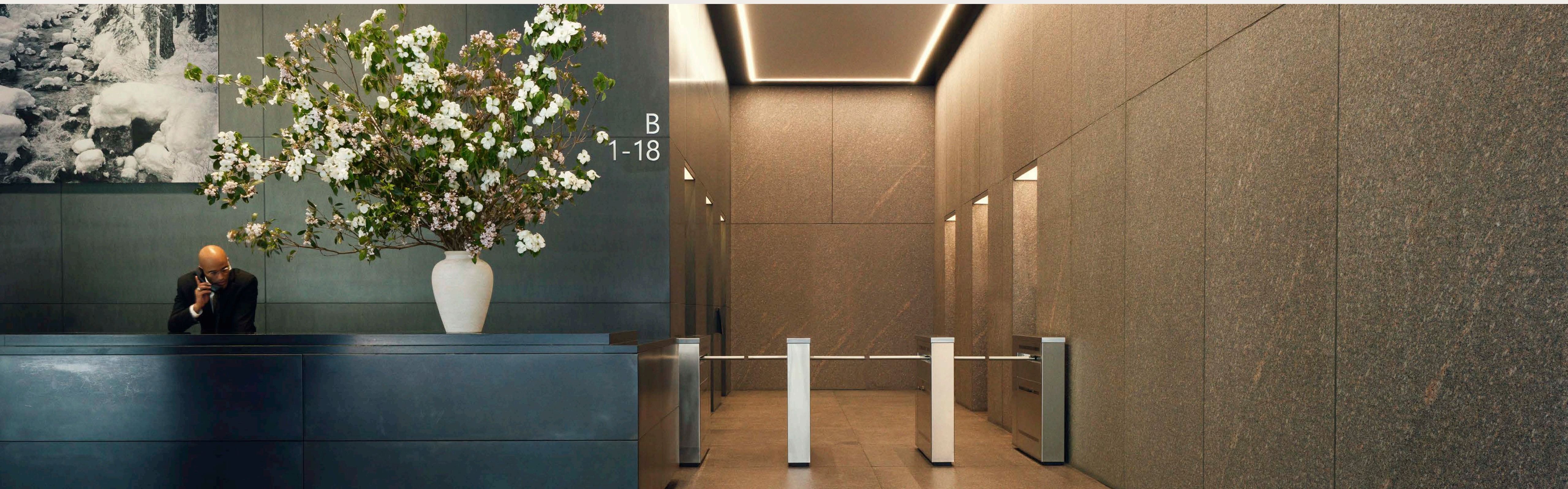
Designed by Cesar Pelli, Viñoly Design Architects, and Emery Roth & Sons, **900 THIRD AVENUE** is a 36-story Class A office tower shaped for performance. Highly efficient floorplates, abundant natural light, and expansive view corridors create a workplace that works harder in every direction.

Located at the center of Third Avenue's transit network, the property offers a rare block of available tower floors, exceptional connectivity, and a well-amenitized neighborhood just outside the door.



Designed for focus. Made for momentum.

900 THIRD AVENUE is designed to support every part of the workday. Flexible, efficient floorplates combine exceptional light and views with modern finishes and a thoughtful mix of private offices, open areas, and state-of-the-art conference rooms. The result is an adaptable workplace that gives teams more ways to focus, connect, and perform.





CEILING HEIGHT

12'8"

FLOOR PLATES

18,000sf

COLUMN SPACING

30'

PANORAMIC VIEWS

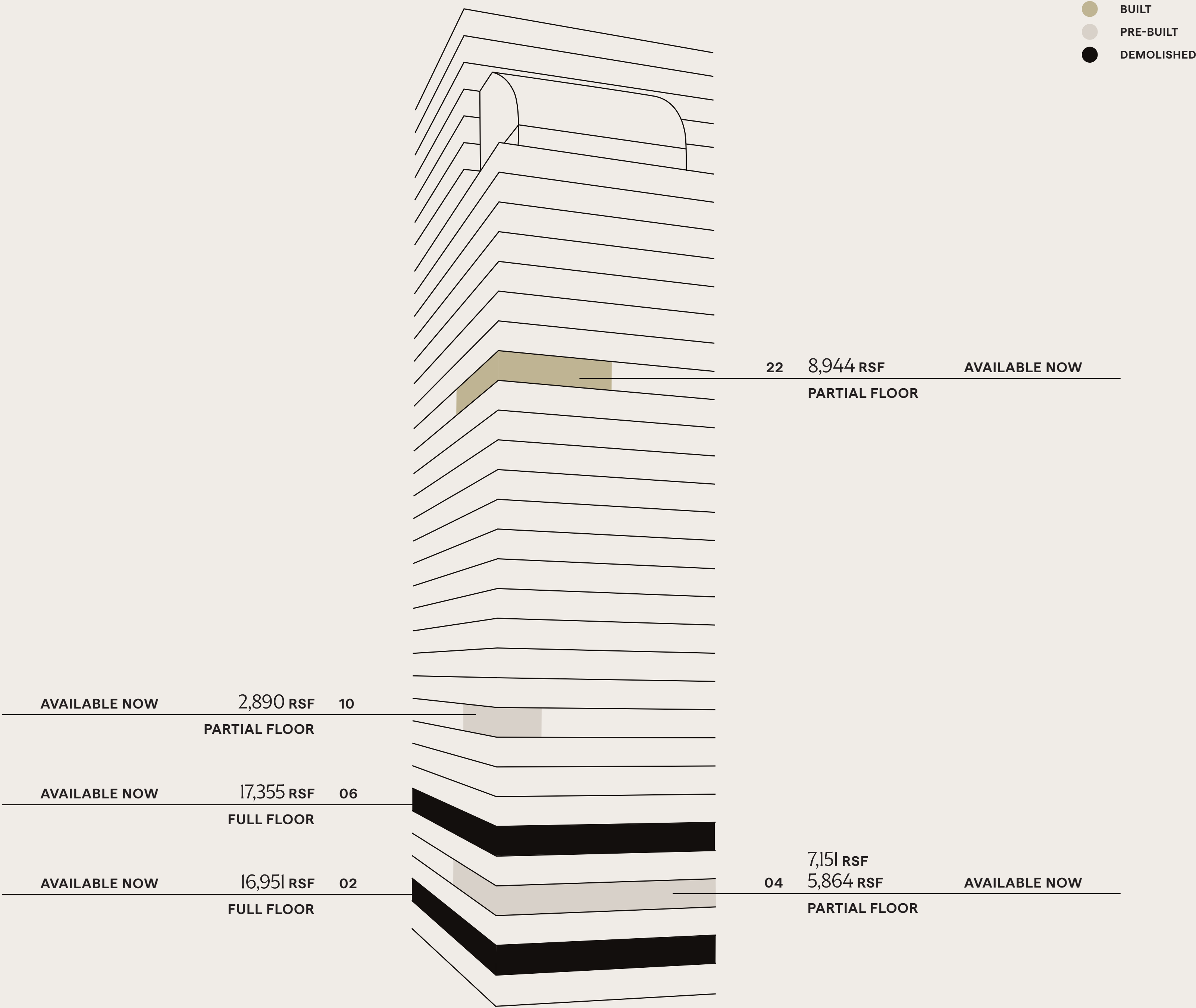
360°

SHARED ACCESS TO

Elecor Tenant
Amenity Center

Availabilities

Explore current availabilities at **900 THIRD AVENUE**, highly efficient floorplates, abundant natural light, expansive views, and flexible layouts shaped around the way companies work.

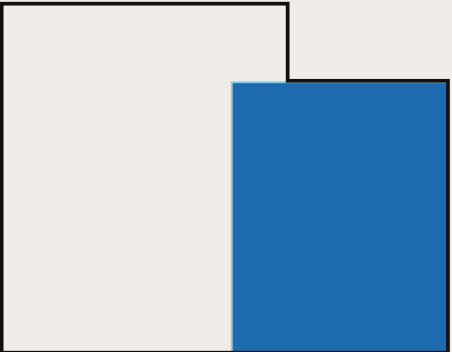
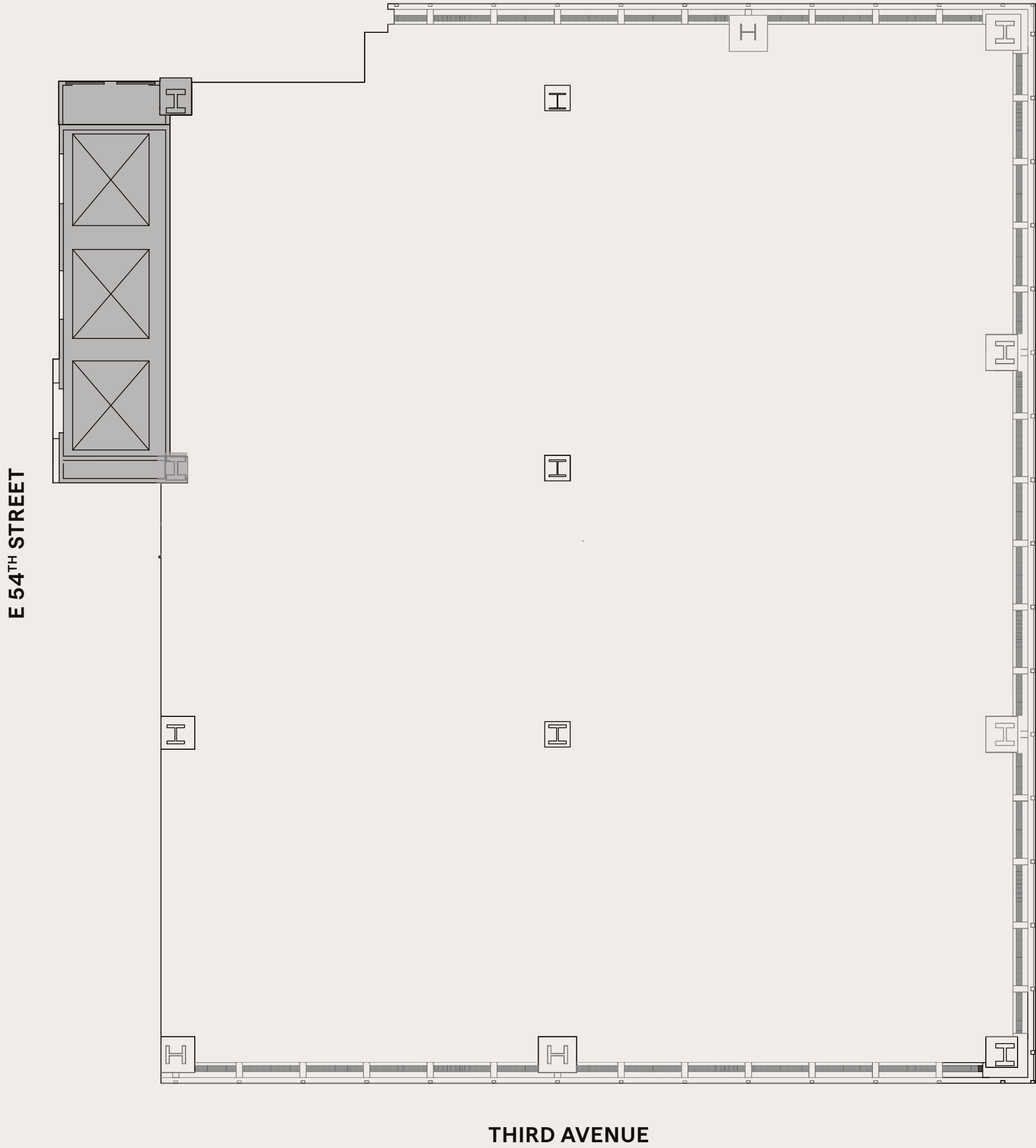


PARTIAL FLOOR

22

8,944 RSF

CORE & SHELL



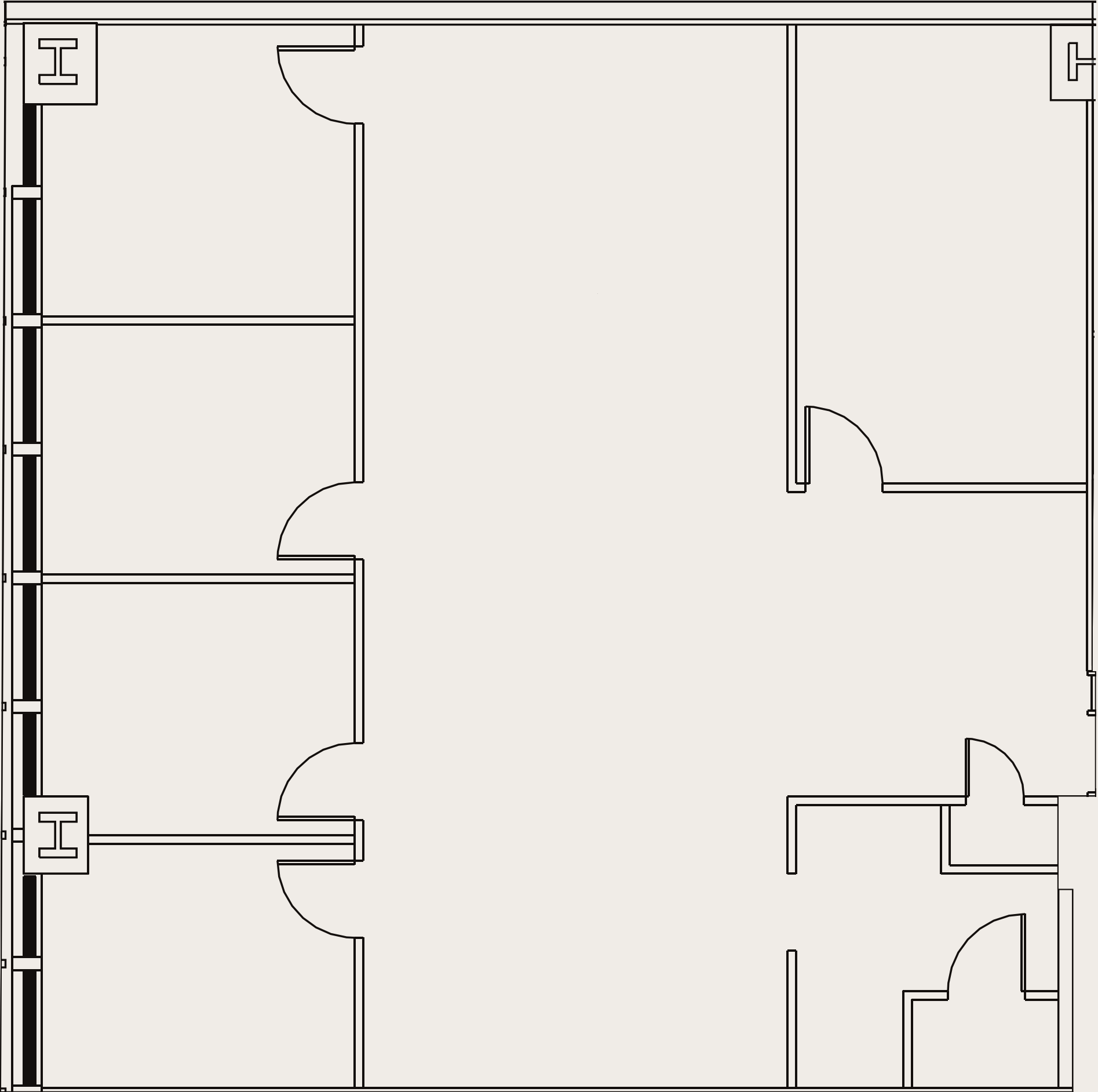
AS-BUILT

PARTIAL FLOOR

10

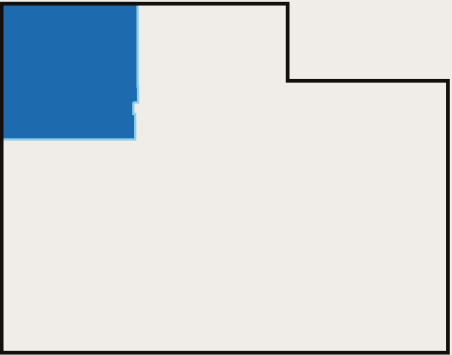
2,890 RSF

E 54TH STREET



THIRD AVENUE

↗
N



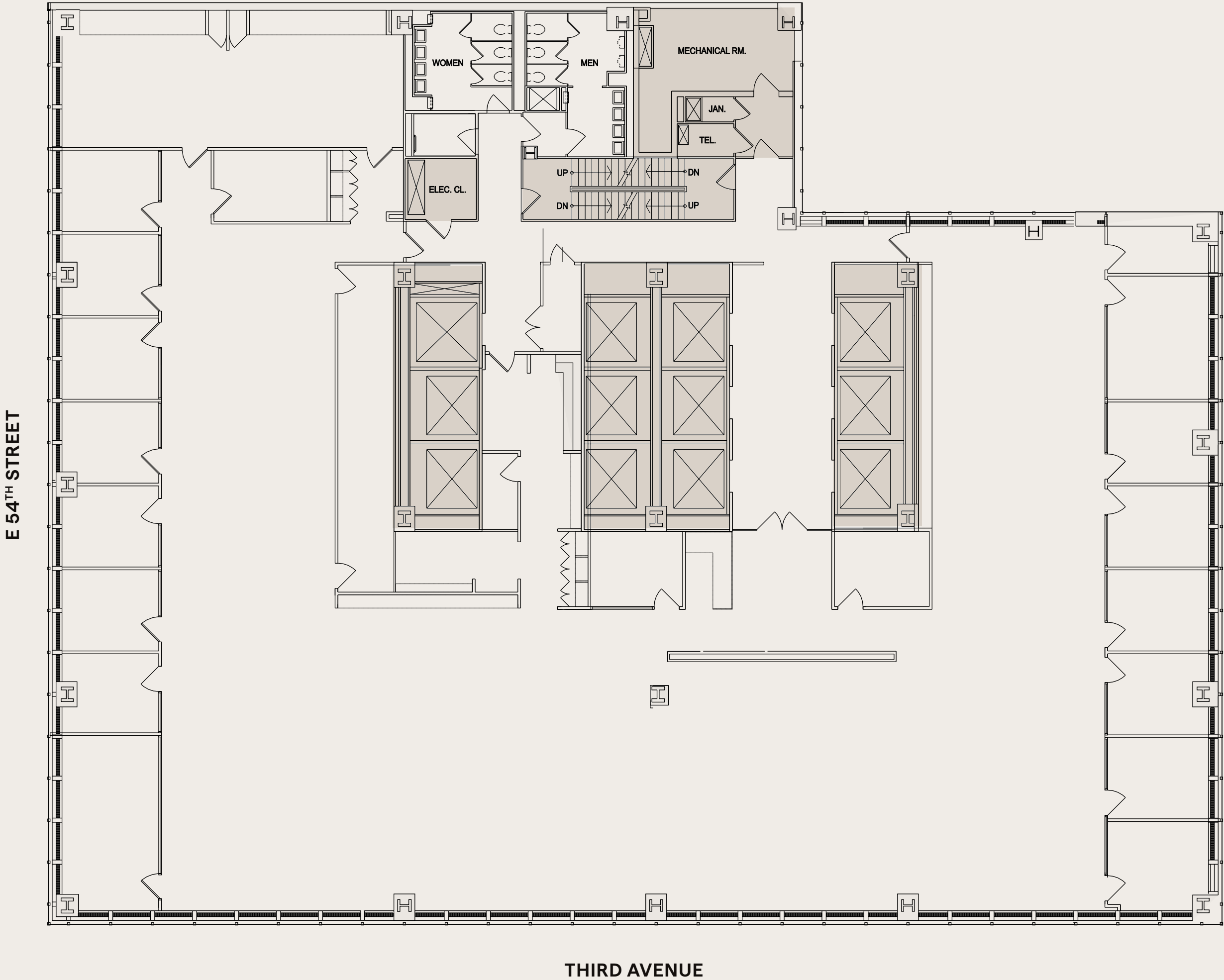
FLOOR

06

17,355 RSF

[VIEW SPACE PHOTOS →](#)

AS-BUILT



N

HIGH-END PRE-BUILT

PARTIAL FLOOR

04

7,151 RSF

PERSONNEL

- 5 Private Office
- 36 Open Bench Stations
- 1 Receptionist

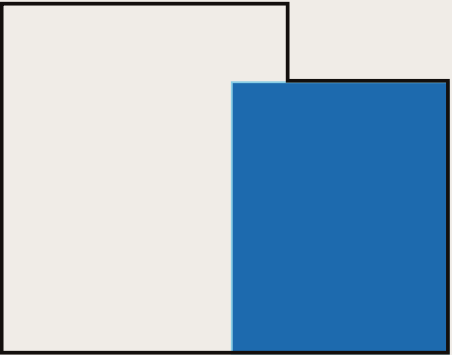
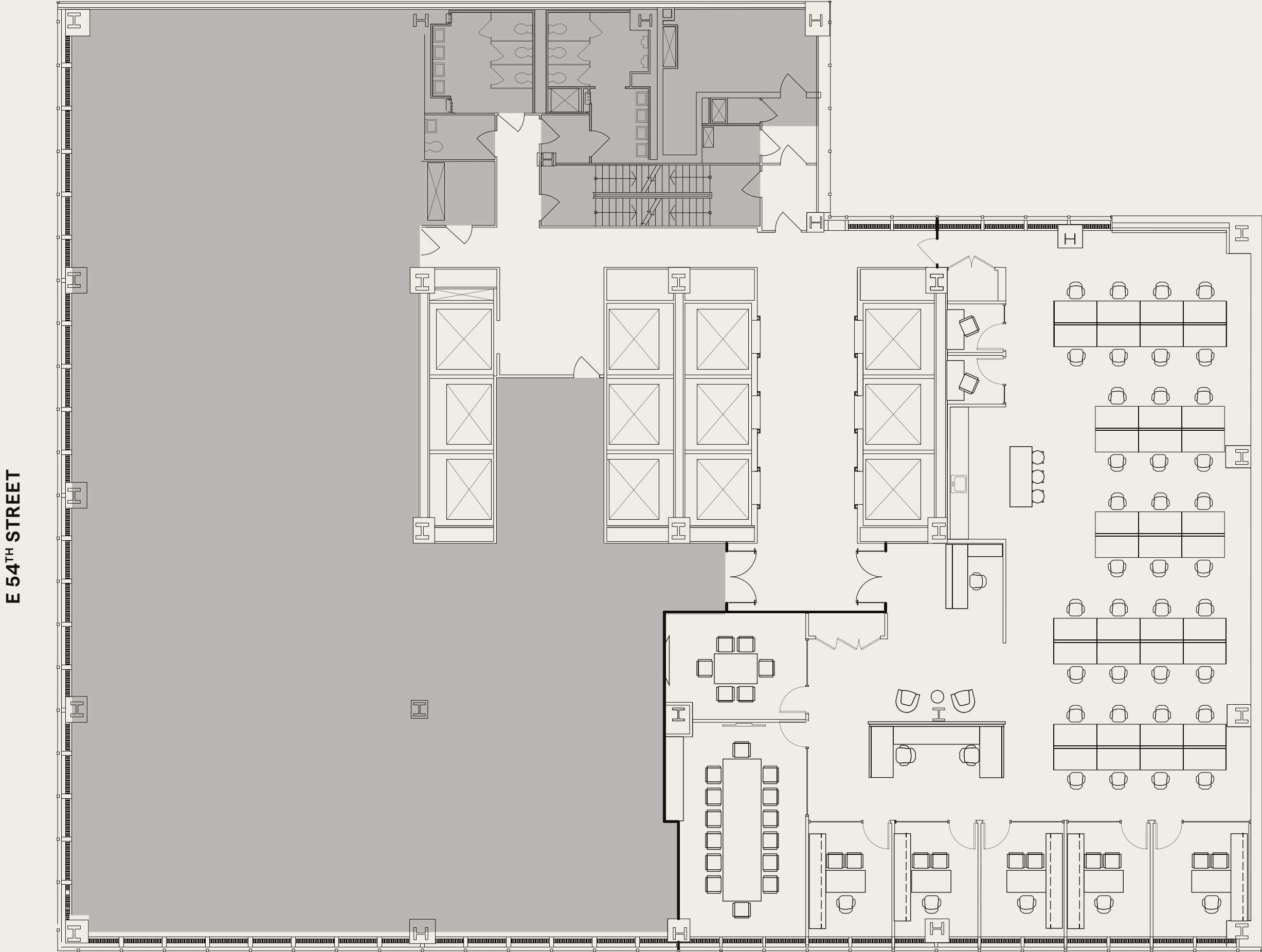
Total: 42

COLLABORATION

- 1 Conference (14 ppl)
- 1 Conference (6 ppl)

SUPPORT

- 1 Pantry Area
- 3 Phone Rooms
- 1 Print/Copy Room
- 1 IT Room
- 1 Coat Closet



HIGH-END PRE-BUILT

PARTIAL FLOOR

04

5,864 RSF

PERSONNEL

- 4 Private Office
- 20 Open Bench Stations
- 1 Receptionist

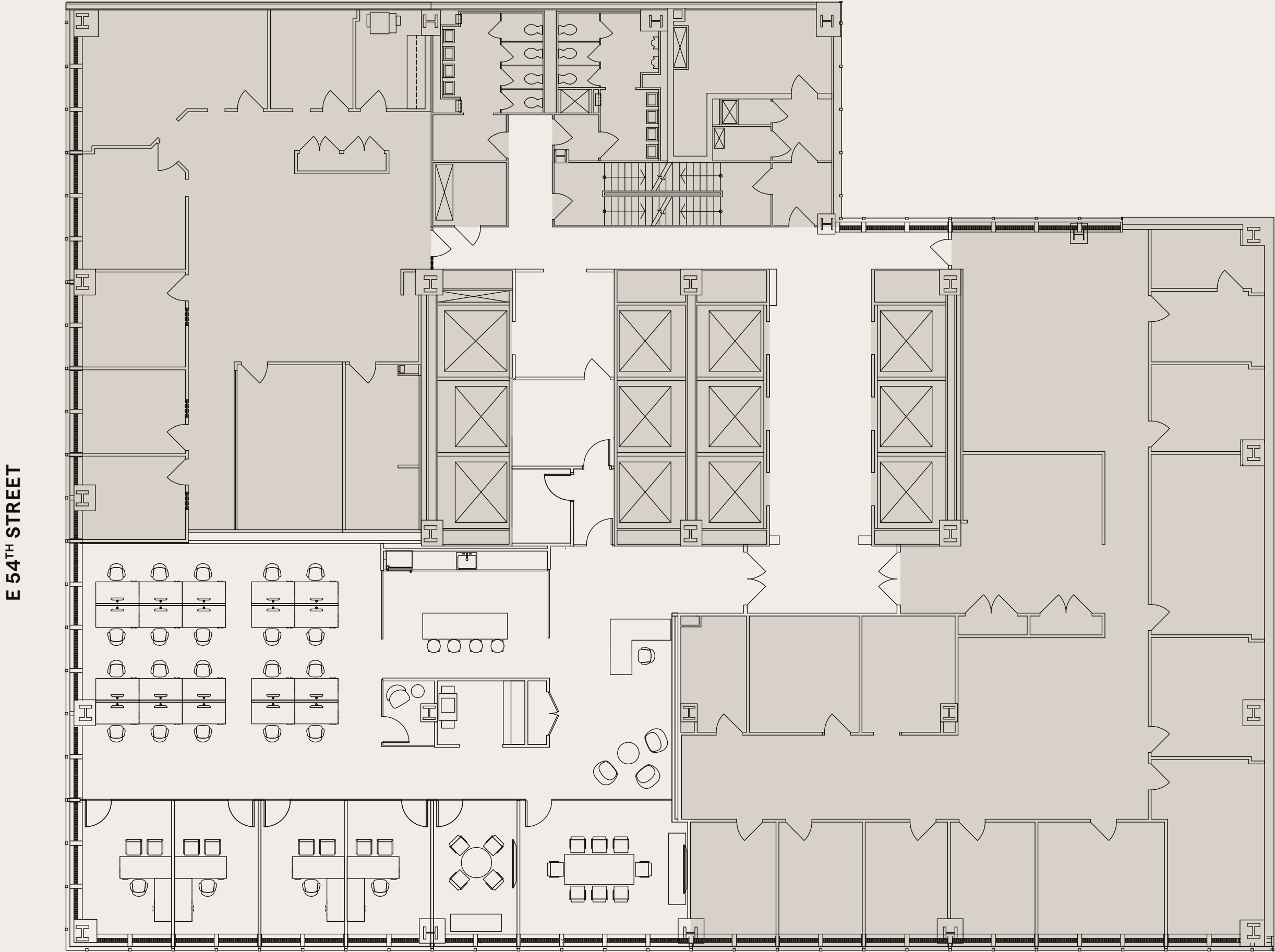
Total: 25

COLLABORATION

- 1 Conference (8 ppl)
- 1 Conference (4 ppl)

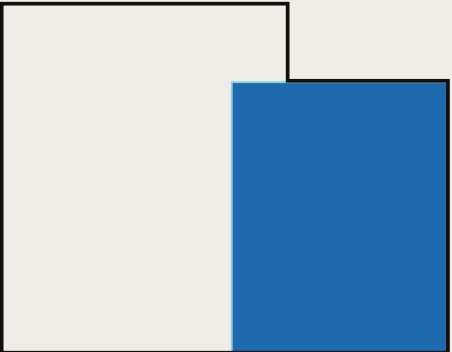
SUPPORT

- 1 Pantry Area
- 1 Phone Room
- 1 Print/Copy Room
- 1 IT Room
- 1 Coat Closet



E 54TH STREET

THIRD AVENUE



FULL FLOOR

02

16,951 RSF

CORE & SHELL



N

FULL FLOOR

02

16,951 RSF

PERSONNEL

- 4 Private Offices
- 74 Workstations
- 1 Receptionist

Total: 79

COLLABORATION

Closed:

- 16 Conference (16 ppl)
- 12 Conference (6 ppl)
- 3 Conference (3 ppl)
- Phone Room
- 3 Coat Closets

Open

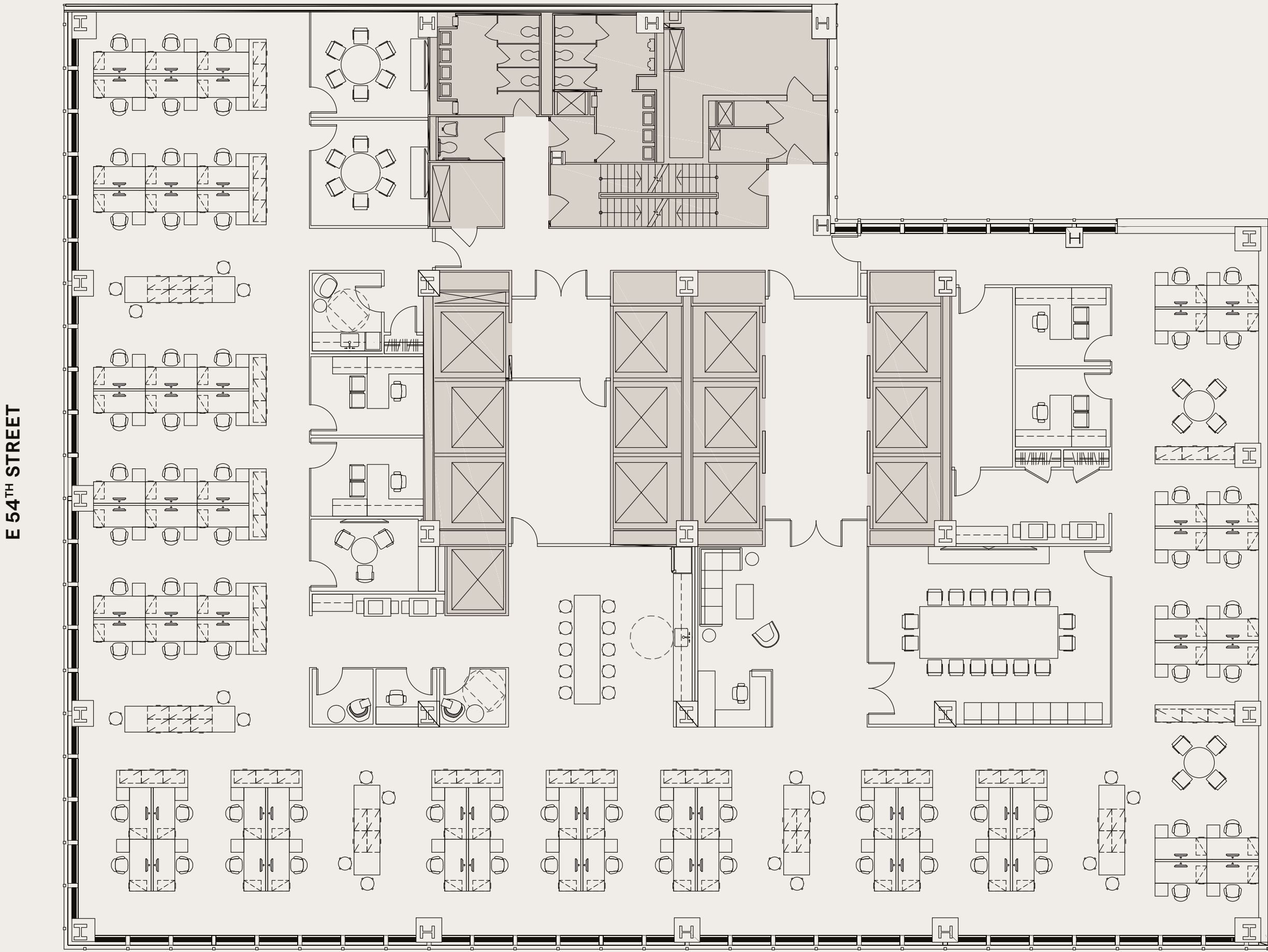
- 8 Meeting (4 ppl)

Total: 42

SUPPORT

- 1 Reception
- 1 Pantry
- 1 Storage
- 1 Wellness Room
- 2 Copy/Print Areas
- 3 Coats
- 1 Server Room

ENTIRE FLOOR — CREATIVE / FINANCIAL OFFICE LAYOUT



FULL FLOOR

02

16,951 RSF

- PERSONNEL

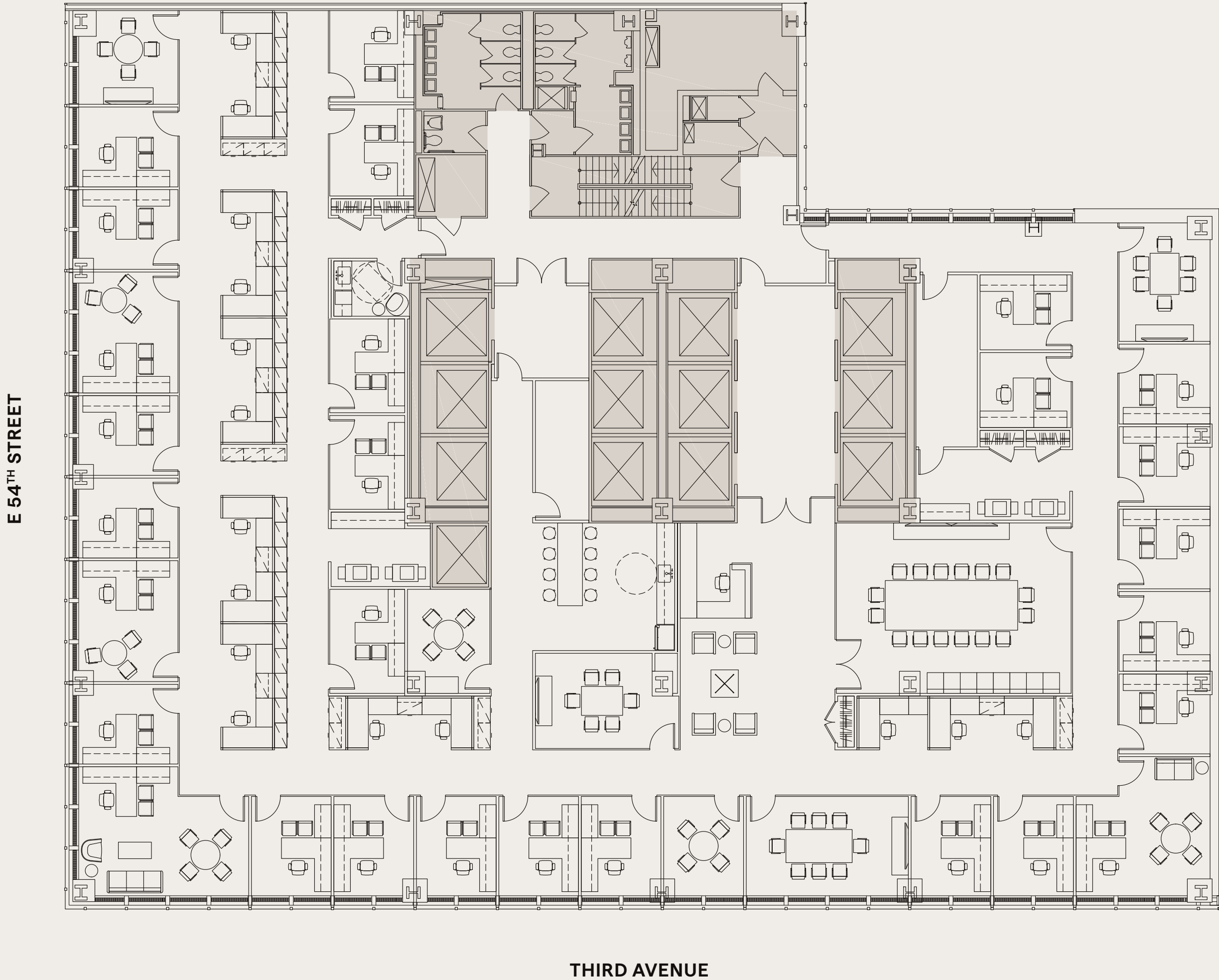
 - 4 Private Office A
 - 4 Private Office B
 - 4 Private Office C
 - 4 Private Office D
 - 74 Workstations
 - 1 Receptionist

Total: 79
- SUPPORT

 - 1 Reception
 - 1 Pantry
 - 1 Storage
 - 1 Wellness Room
 - 2 Copy/Print Areas
 - 5 Coats
 - 1 Server Room

- COLLABORATION
- Closed:
- 16 Conference
 - 8 Conference
 - 12 Conference
 - 12 Conference
- Total: 48

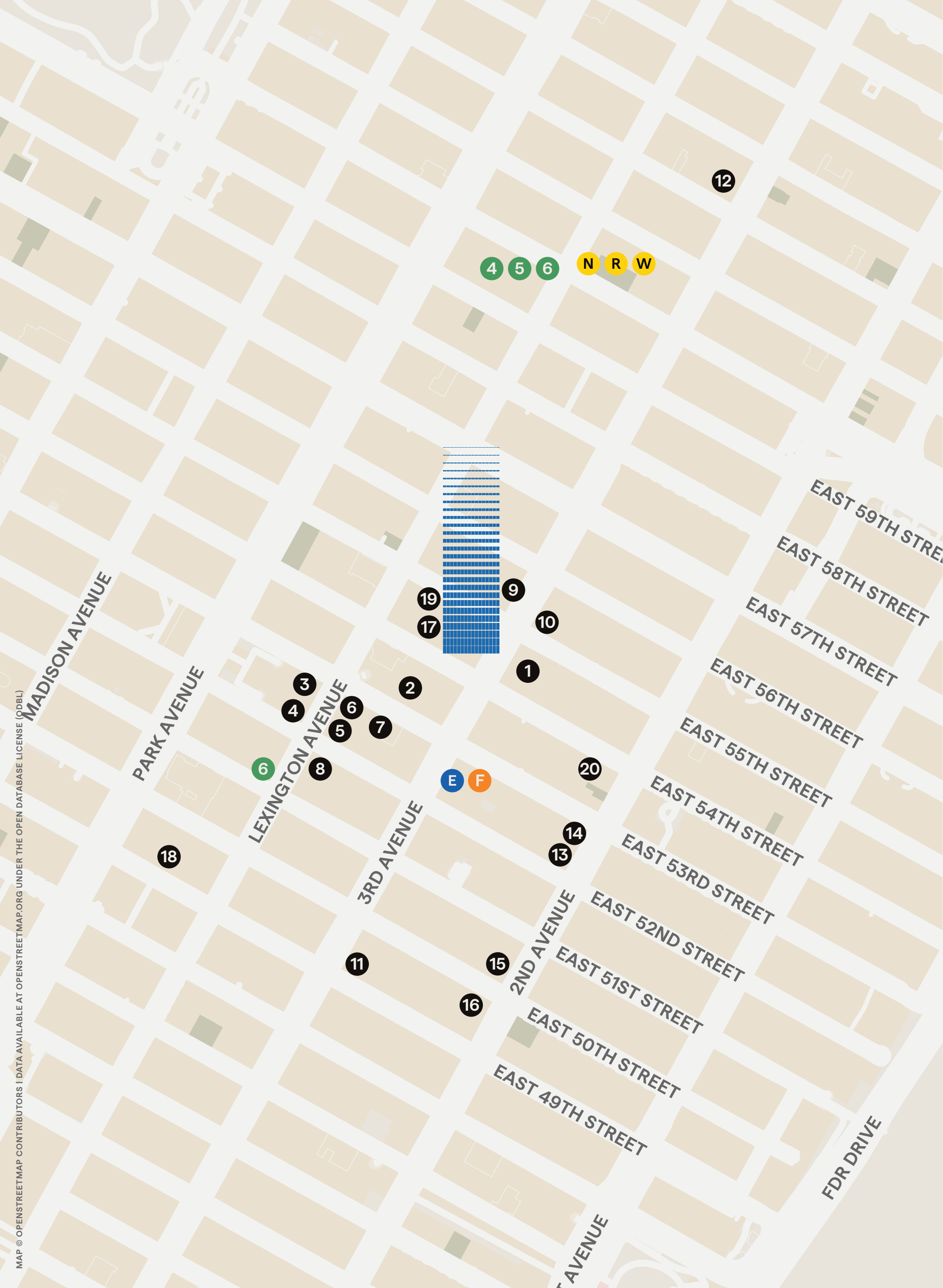
ENTIRE FLOOR — OFFICE INTENSIVE LAYOUT











Connected to more.

900 THIRD AVENUE offers easy access to Grand Central Terminal along with a diverse mix of neighborhood favorites and New York classics, giving teams more options for lunch, meetings, and everything in between.

- 100/100 WALK SCORE® WALKER’S PARADISE
- 10-MIN WALK TO GRAND CENTRAL
- 5-MIN WALK TO 6 PARKING GARAGES
- ACCESS TO 8 LINES 1 BLOCK TO THE SUBWAY
- WALKING DISTANCE TO 25+ FOOD & COFFEE OPTIONS

- CLOSE TO TOP-RATED HIGH-END HOTELS
- CITI BIKE
- PARKING
- ZIPCAR

DINING:

- 1 Le Café Coffee
- 2 The Hugh Food Hall
- 3 Le Jardinier
- 4 Carrot Express
- 5 Sweetgreen
- 6 Juice Generation
- 7 Sugarfish
- 8 Paris Baguette
- 9 Amy Fontaine’s
- 10 PJ Clarke’s
- 11 Smith & Wollensky
- 12 Juice Press
- 13 Rosa Mexicano

- 14 Buttercup Bakeshop
- 15 Crave Fish Bar
- 16 Blank Slate Coffee + Kitchen
- 17 L’Entrecote

HOTELS:

- 18 Waldorf Astoria

FITNESS:

- 19 F45
- 20 Equinox

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.

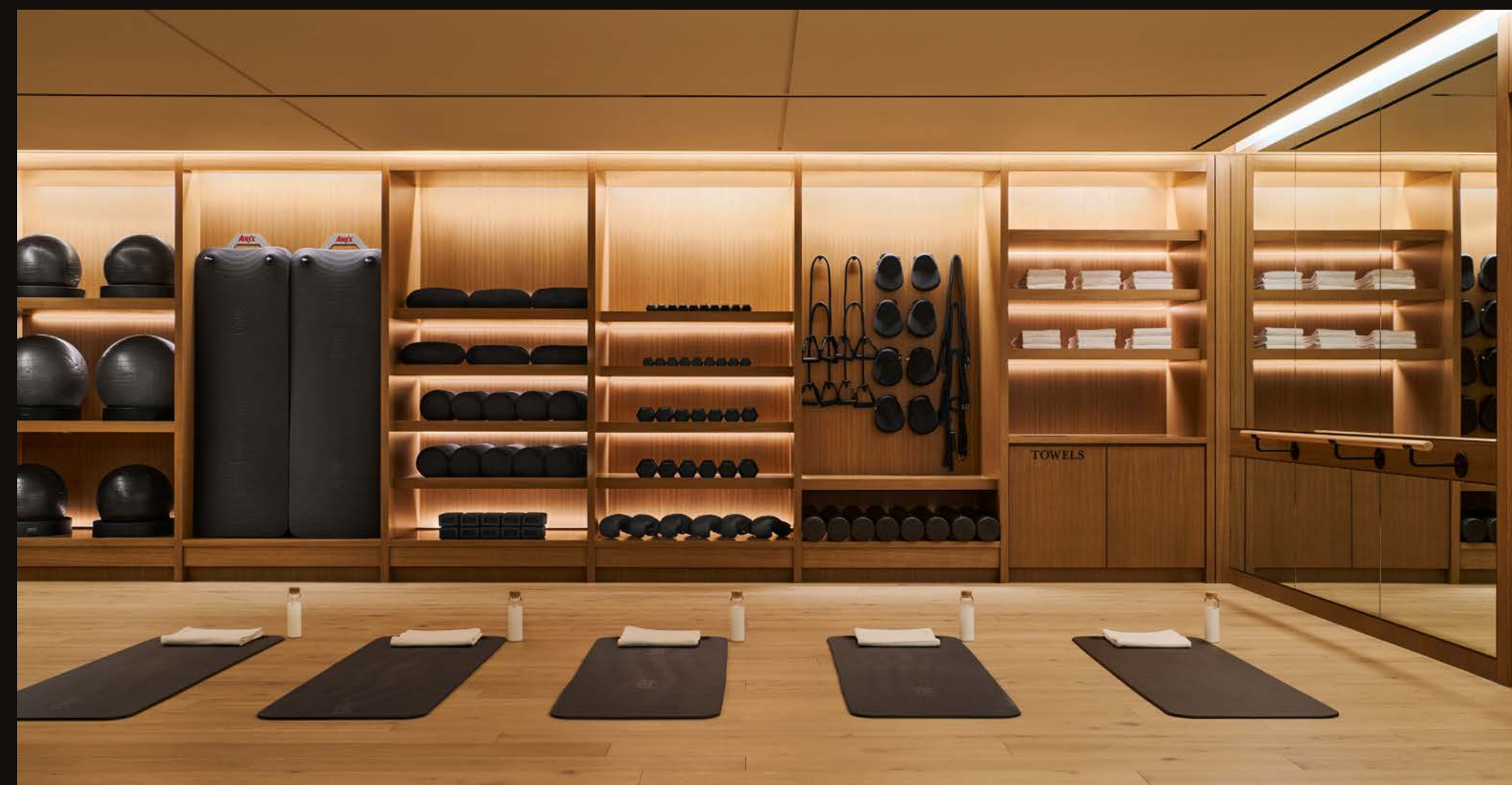
An illuminated stair opens into a sophisticated atrium, with new spaces unfolding throughout the club. Programming includes talks, wellness classes, live music, pop-up shopping, cocktail making, and more.

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.









900 Third Avenue

BUILDING SPECIFICATIONS

GENERAL DESCRIPTION

Owner: 900 Third Avenue, L.P.
Managing Agent: Elecor Properties, Inc.
Year Completed: 1983
Lobby Renovation: Completed in 2017

CONSTRUCTION DETAILS

Number of Floors: 36
Typical Floor Size: 17,300 SF low-rise , 18,300 SF high-rise
Floor Load Capacity:
Office Floor Loading
Live load: 50 lbs/sq. ft.
Dead load: 20 lbs/sq. ft.
Full Floor Loss Factor: 27%
Windows: Windows of the office tower are typically 5’ wide by 5’10” tall, double paned, tinted reflective glass.
Typical Slab Heights: Finished ceiling height is 8’6”–9’, Slab-to-slab is 12’ 8”

ORIGINAL DESIGN AND CONSTRUCTION

Architect: Cesar Pelli/Viñoly Design Architects, and Emery Roth & Sons PC
Mechanical Engineer: Cosentini Associates
Structural Engineer: The Office of Irwin Cantor
Construction: HRH Construction Corp.

BEYOND THE BUILDING

Elecor Properties NYC tenants have access to The Aurelian. 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.
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.

HEATING, VENTILATION, AND AIR CONDITIONING

AIR CONDITIONING

Air conditioning is provided on each tenant floor level by a packaged, condenser water fan-powered air handling unit of either 30 or 40 tons (40 ton units are located on floors 31, 32, and 33) located on each floor in a Mechanical Equipment Room (MER).

HEATING

Heating is provided on each floor by perimeter hot water radiation. The water is heated by Con Edison steam utilizing heat exchangers located in the sub-cellar.

EQUIPMENT ROOMS

One MER, telephone closet, electrical closet, and janitor closet per floor.

STANDARD HOURS OF HVAC OPERATIONS

Monday – Friday: 8:00 AM to 6:00 PM

ELECTRICITY

Building electric service is available at 460/265 volts, 3-phase, 60-hertz, delivered through three 4,000 ampere services from a Con Edison vault under the 54th Street sidewalk. The service is designed for a demand building load of approximately 9,600 KVA, and the power is distributed throughout the building by means of bus duct risers.

Each floor of the building is separately metered by Con Edison.

Typically, each electric closet contains a bus duct riser, a bus tap switch, a Con Edison meter, one power panel, one lighting panel (460/265 V, 3-phase, 4-wire), a transformer, and one utility panel (208/120 V, 3-phase, 4-wire).

LIFE SAFETY

FIRE PROTECTION

900 Third Avenue is fully protected with a fire standpipe and sprinkler system in accordance with New York City Building Code and NFPA requirements. All areas are protected by automatic sprinkler systems (except electrical rooms and telephone closets, which are outfitted with smoke detectors). Sprinklers are hydraulically calculated and supplied from a standpipe riser located in the staircase. All control valves and water flow devices are supervised and connected to the building fire alarm system.

In the event of a fire, upper floors are supplied from the roof house tanks, supplemented by a booster pump, which provides water when house tank pressure is insufficient. Lower floors are supplied from an automatic fire pump and jockey pump fed from the street mains. Additionally, one manual fire pump is available to supply the entire building.

EMERGENCY GENERATOR

A 415 KW emergency diesel driven generator with automatic starting capability having an output of 460/265 volts, 3-phase, 4-wire, 60-hertz is located on the 35th floor MER. A 275 gallon diesel fuel tank is located in the same MER. Emergency power is routed to the required loads through automatic transfer switches and a separate conduit cable system.

PASSENGER ELEVATORS

Manufacturer: Otis Elevator

Number of Elevators: 13

Elevator Capacity: Passenger: 3,500 lbs. , Freight: 4,000 lbs. , Penthouse: 2,500 lbs.

Elevator Speed: Low Rise: 500 FPM , High Rise: 700 FPM , Shuttle Car: 125 FPM

OTHER INFORMATION

LOADING DOCK

Located on the 54th street side of the building.

ROOF

The roof is constructed with a built-up waterproof membrane covered with gravel on the interior portion. Along the perimeter there is a concrete deck for the window washing rig.

TELEPHONE SYSTEM

DISTRIBUTION

One telephone closet per floor. The main telephone room is located in the sub-cellar. Verizon provides fiber optic connections at this location. Spectrum provides cable TV service to 900 Third Avenue. The tenant is responsible for pulling a cable to their office from the telephone closet on every floor. Only RG-6U plenum cable is acceptable.

TELECOMMUNICATION

There are currently six telecom service providers available to tenants at 900 Third Avenue using various infrastructure systems. Four of the telecom providers distribute their services via fiber optic cabling. One service provider offers fixed wireless services and another uses coaxial cabling.

COMPANY

- Cablevision, Cogent, Level 3, and Verizon
- Towerstream
- Spectrum (formerly Time Warner Cable)

INFRASTRUCTURE MEDIUM

- Services over fiber optic systems
- Fixed wireless / Ethernet level copper
- Coaxial systems

Spectrum/Time Warner provides cable TV service. The tenant is responsible for pulling a coaxial cable to their office from the telephone closet on every floor. Only RG-6U plenum cable is acceptable.

TECHNOLOGY

INTERNET SERVICE PROVIDERS

Altice/Cablevision, Cogent Communications Inc., Lumen, Pilot Fiber

TENANT AMENITY APPLICATION

Access to exclusive deals and promotions, including amenity reservations, community and marketplace platforms, local information (news, events, transformation, and announcements), real-time building information and announcements, and work order submissions.

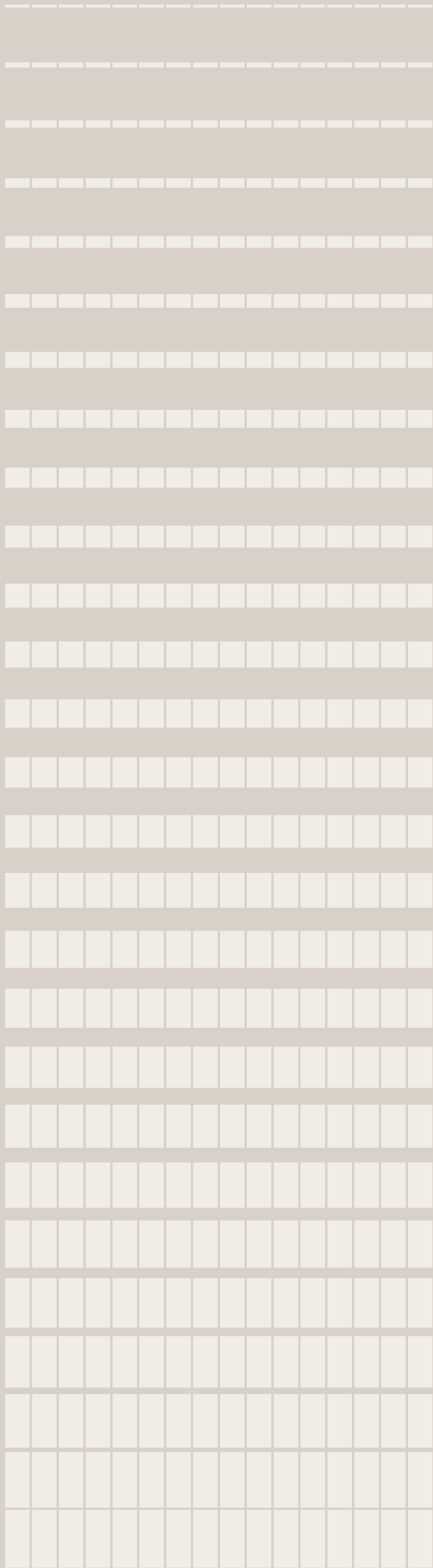
MOBILE ACCESS

Apple wallet enabled, bluetooth, and NFC.

BATHROOMS

LAYOUT

Restrooms on each floor are finished with ceramic tile flooring and walls. American Standard plumbing fixtures are wall hung. All fittings are brass chrome plated over with a polished finish.



FOR MORE INFORMATION, PLEASE CONTACT:

John Cefaly	DIRECT: +1 212 841 5977 MOBILE: +1 917 414 0437 JOHN.CEFALY@CUSHWAKE.COM
Bruce Mosler	DIRECT: +1 212 841 7900 MOBILE: +1 917 763 8111 BRUCE.MOSLER@CUSHWAKE.COM
Ron Lo Russo	DIRECT: +1 212 841 7979 MOBILE: +1 201 390 8196 RON.LORUSSO@CUSHWAKE.COM
Daniel Organ	DIRECT: +1 212 841 7720 MOBILE: +1 516 650 5300 DANIEL.ORGAN@CUSHWAKE.COM
Paige Engeldrum	DIRECT: +1 212 841 7740 MOBILE: +1 631 332 6700 PAIGE.ENGELDRUM@CUSHWAKE.COM
Peter Kerans	DIRECT: +1 212 841 7662 MOBILE: +1 914 772 8120 PETER.KERANS@CUSHWAKE.COM

