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1325 AVENUE OF  
THE AMERICAS

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# AVAILABILITIES

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# ELEGANT, EFFICIENT, AND ALL NEW

1325 AoA offers an enlivened office environment in the center of Manhattan. Its spacious and lively ground-floor experience includes a grab 'n go cafe, French bistro with outdoor seating, and newly renovated lobby - now with entrances on both 53rd and 54th Street. The building features bright, column-free floors with scenic views in every direction, including offices overlooking Central Park.

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## 50K RSF

Contiguous block  
Floors 29-30

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## 5K-50K RSF

Pre-built/build-to-suit suites

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## 12' 4"

Typical slab height

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## 25K SF

Column-free floorplates





# TOWER FLOORS NOW AVAILABLE

[View on VTS →](#)

48,902 RSF

Block of 2 floors (29, 30) available.  
Reasonable divisions considered.  
Landlord willing to turnkey to building standard spec.  
Floor 29 available July 2023.  
Floor 30 available now.

5,274 RSF

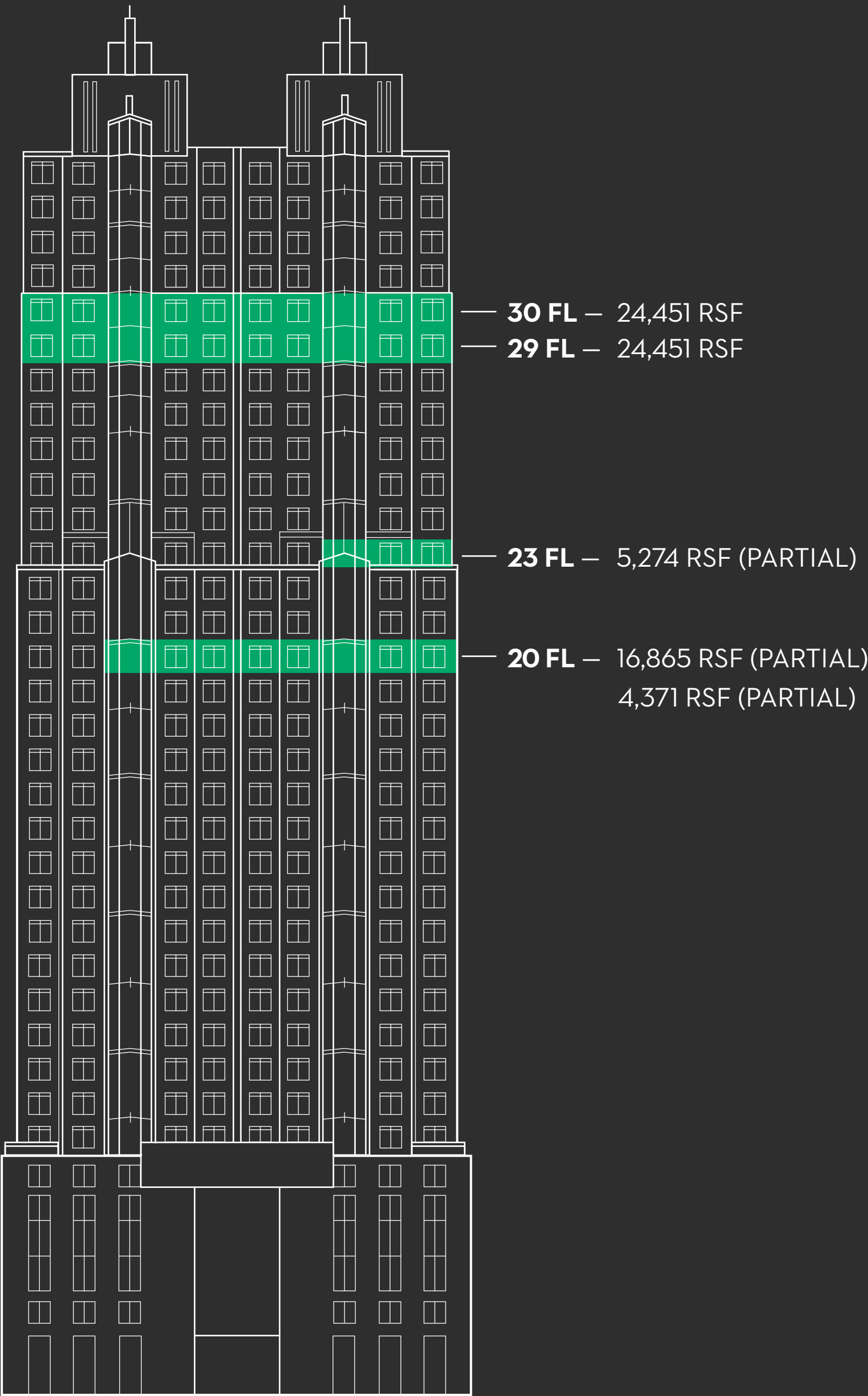
New partial 23rd floor prebuilt available October 2022 (Suite 2302).

16,865 RSF

Partial 20th floor available now (Suite 2001). Built space in good condition.  
Landlord willing to modify to suit or demolish/provide a NBI.

4,371 RSF

Partial 20th floor available April 1, 2023 (Suite 2002). Second generation pre-built space.

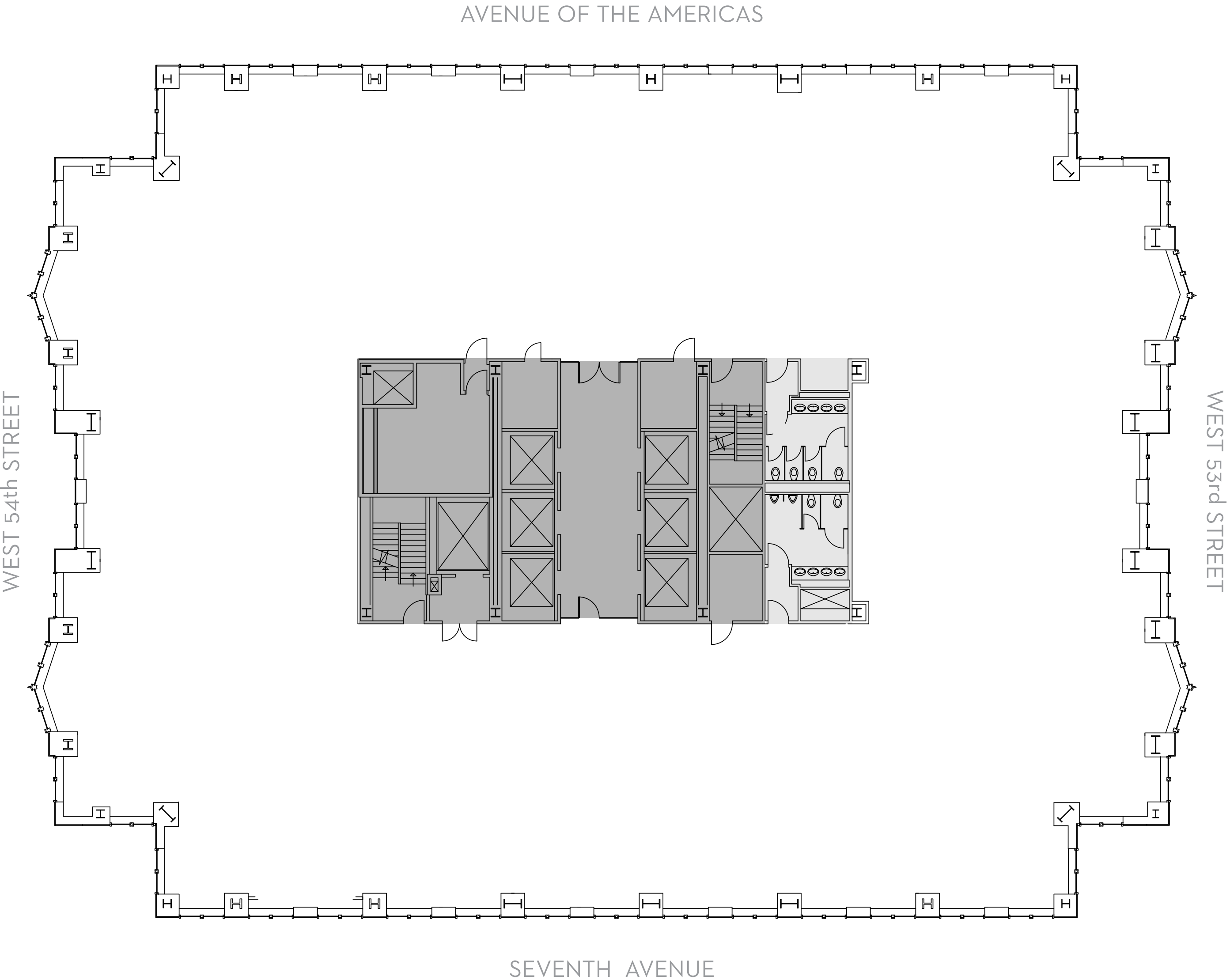




# CORE & SHELL

## 29TH & 30TH FLOORS

24,451 RSF





# LAW FIRM LAYOUT

## 29TH & 30TH FLOORS

24,451 RSF

### PERSONNEL

SPACE TYPE PLAN

Partner Office	30
Associate Office	14
Paralegal	6
Admin	8
Receptionist	1
TOTAL	59

Office : Workstation 85% | 15%

### SUPPORT

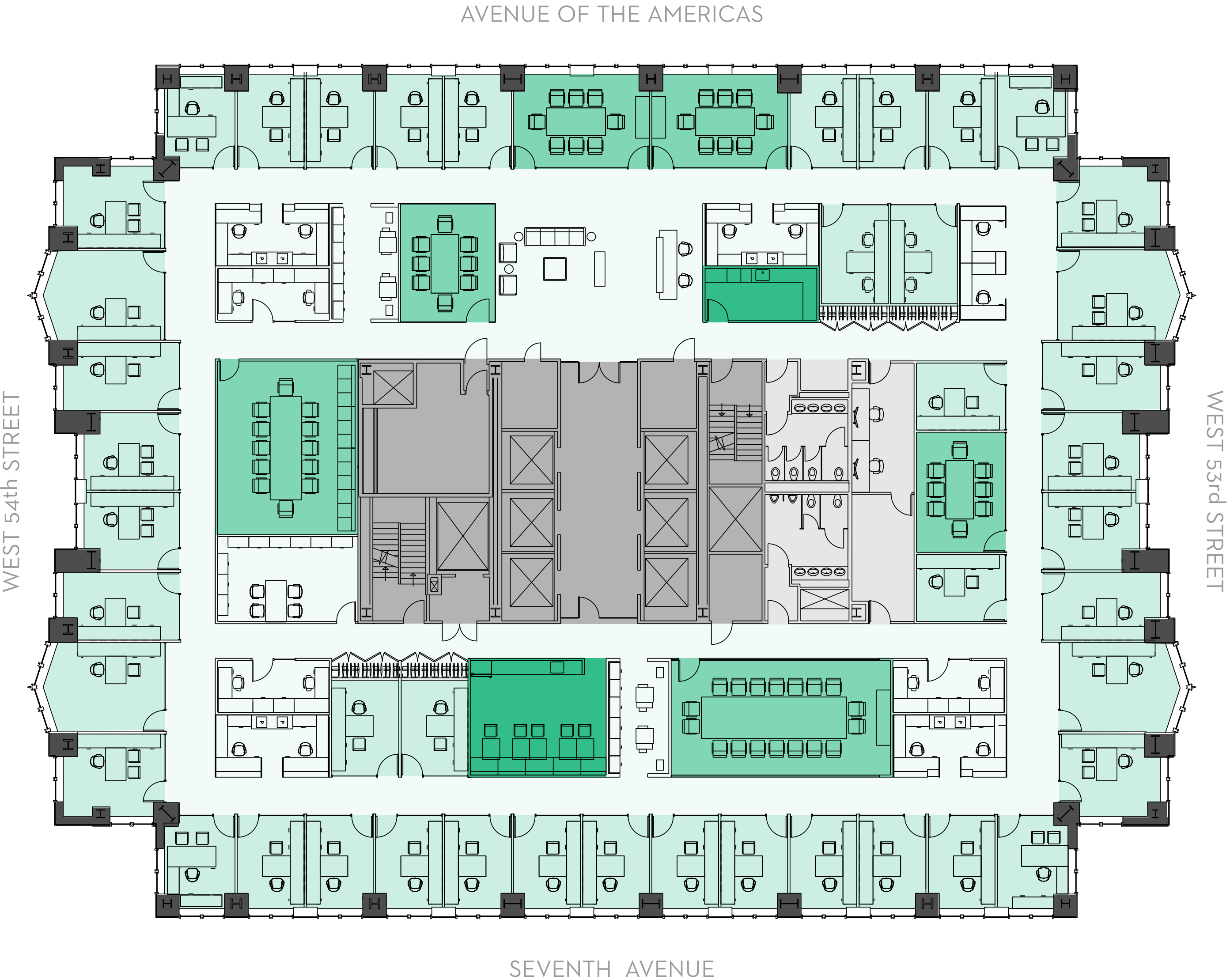
SPACE TYPE	SF	PLAN
Reception	500	1
Café	300	1
Pantry	120	1
Storage	180	4
Wellness Room	70	1
Copy / Print Area	80	2
IT Server Room	165	1
Coats		2
IT Server Room		1
IT Workroom		1

### COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Boardroom	18	1	18
Conference	12	1	12
Conference	8	4	32
Meeting	0	0	0
Café	10	1	10

TOTAL 7 72

Collaborative Seats / Person 1.22 / person



Workstations Collaboration  
Private Offices Pantry / Café





# FINANCIAL TEST FIT OPEN PLAN

## 29TH & 30TH FLOORS

24,451 RSF

### PERSONNEL

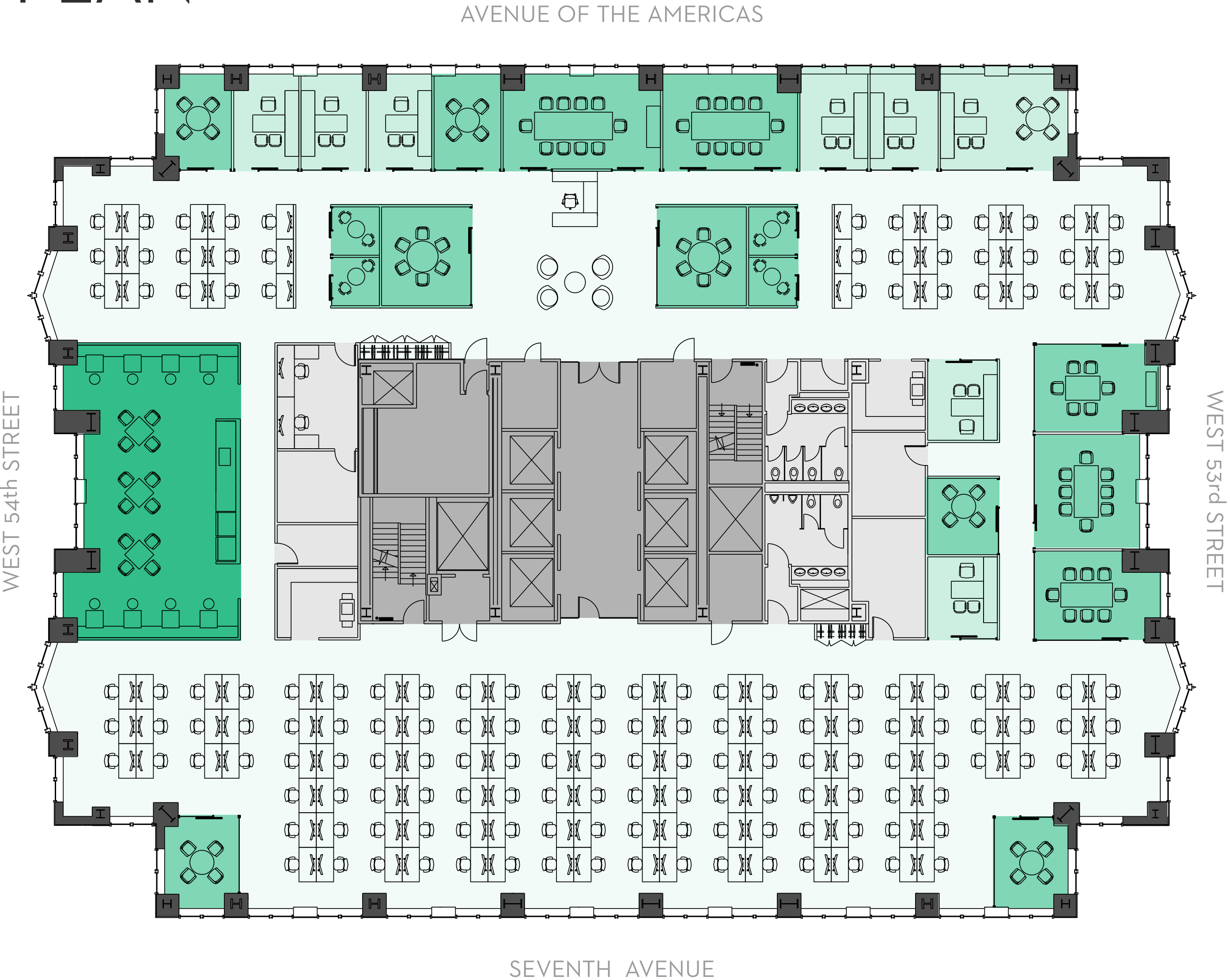
SPACE TYPE	PLAN
POA	1
POB	7
WSA	158
Receptionist	1
TOTAL	167
Office : Workstation	5%   95%

### COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	10	2	20
Conference	8	2	16
Conference	6	3	18
Meeting	4	4	8
Phone Room	2	4	8
Café	28	1	28
TOTAL		16	106
Collaborative Seats / Person 0.63 / person			

### SUPPORT

SPACE TYPE	PLAN
Reception	1
Café	1
File Room	1
Storage	2
Copy / Print Area	2
Coats	2
IT Server Room	1
IT Work Room	1



Workstations Collaboration  
Private Offices Pantry / Café





# FINANCIAL TEST FIT OFFICE PLAN

AVENUE OF THE AMERICAS

## 29TH & 30TH FLOORS

24,451 RSF

### PERSONNEL

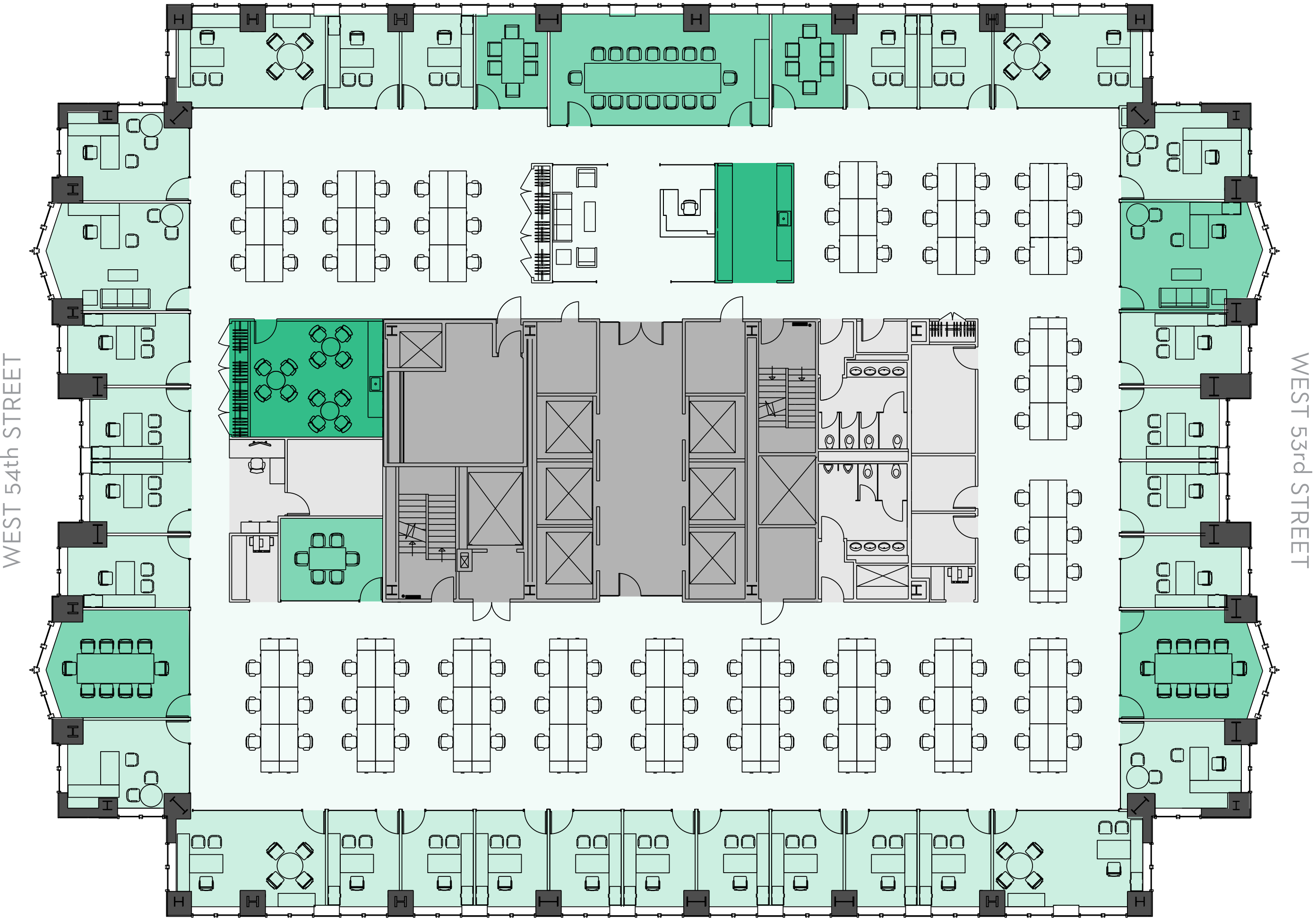
SPACE TYPE	PLAN
POA	10
POB	21
WSA	102
Receptionist	1
IT Lab	1
TOTAL	135
Office : Workstation	23%   77%

### COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Boardroom	16	1	16
Conference	10	2	20
Conference	6	2	12
Café	12	1	12
TOTAL		6	60
Collaborative Seats / Person 0.44 / person			

### SUPPORT

SPACE TYPE	PLAN
Reception	1
Café	1
File Room	1
Storage	2
Copy / Print Area	2
Coats	3
IT Server Room	1



SEVENTH AVENUE

- Workstations
- Private Offices
- Collaboration
- Pantry / Café





# CREATIVE LAYOUT

## 29TH & 30TH FLOORS

24,451 RSF

### PERSONNEL

SPACE TYPE	PLAN
POA	4
WSA	84
WSB	39
Receptionist	1
IT Lab	2
TOTAL	130
Office : Workstation	3%   97%

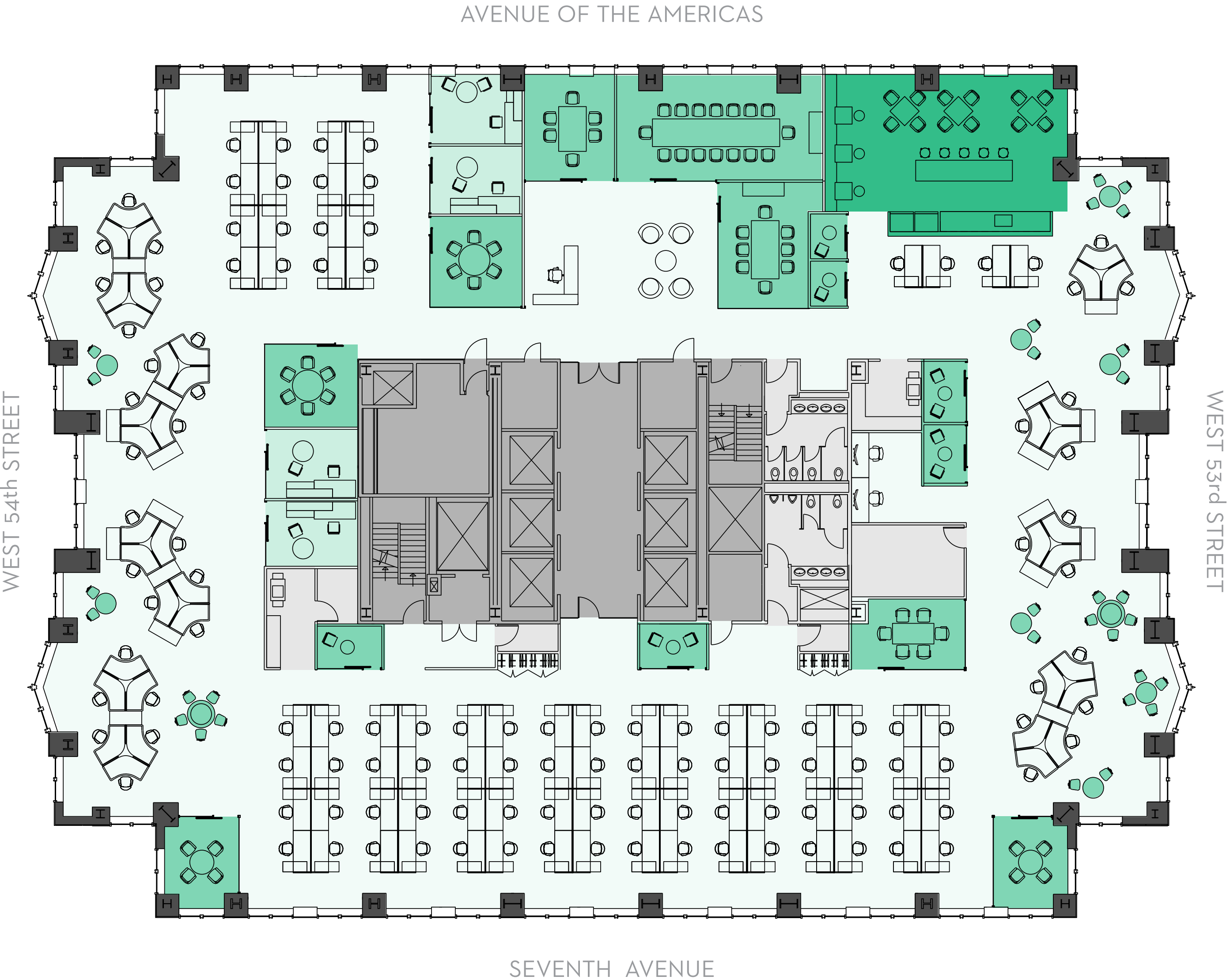
### SUPPORT

SPACE TYPE	PLAN
Reception	1
Café	1
Copy / Print Area	2
Coats	2
IT Server Room	1
IDF	1

### COLLABORATION

SPACE TYPE	SEATS	PLAN
		SPACE SEATS
Boardroom	16	1 16
Conference	6	4 24
Conference	8	1 8
Meeting	4	2 8
Phone Room	2	4 8
Phone Room	1	2 2
Café	23	1 23
Meeting	5	2 10
Meeting	4	2 8
Meeting	2	6 12
TOTAL		25 119

Collaborative Seats / Person 0.92 / person



Workstations Collaboration  
Private Offices Pantry / Café





# SUITE 2001

## 20TH FLOOR

16,865 RSF

[View on VTS →](#)

### PERSONNEL

SPACE TYPE	PLAN
POA	2
POB	13
POC	2
POD (Shared)	1
WSA-Bench	48
TOTAL	66

Office : Workstation 3% | 73%

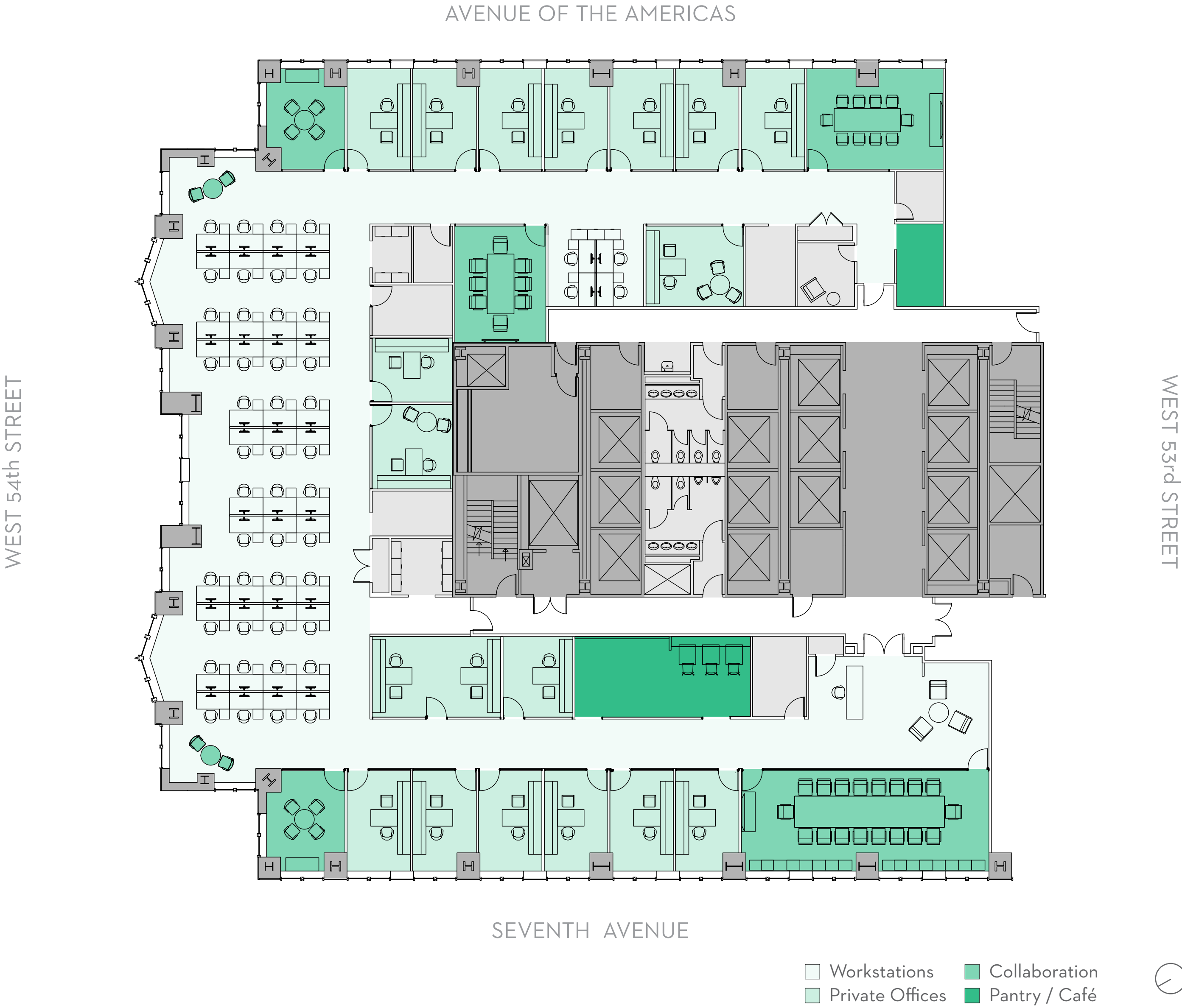
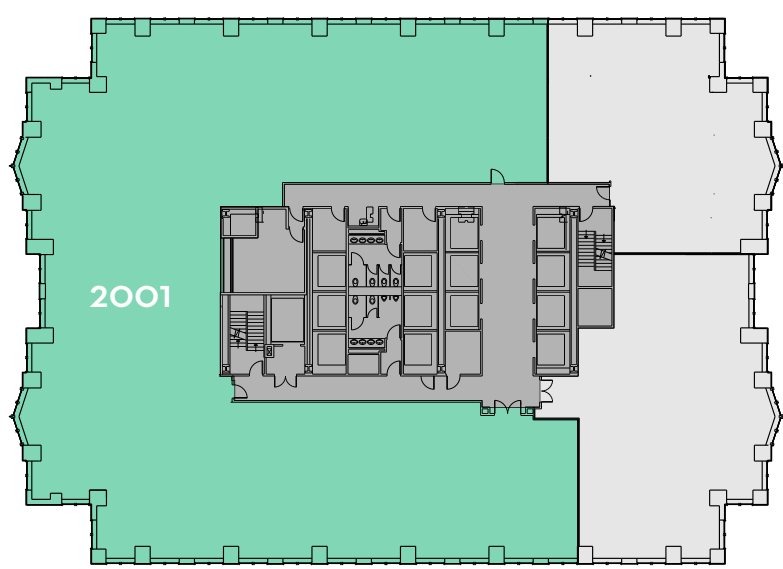
### SUPPORT

SPACE TYPE	PLAN
Reception	1
Pantry	2
IT Server Room	1
Wellness	1
Copy / Print Area	2
Storage	2
Coat Closet	3
Mail Room	1
Files	2

### COLLABORATION

SPACE TYPE	SEATS	PLAN
		SPACE SEATS
Conference	18	1 18+16
Meeting	10	1 10
Meeting	8	1 8
Huddle	4	2 8
Collaboration	2	2 4
TOTAL	7	30

Collaborative Seats / Person 0.45 / person

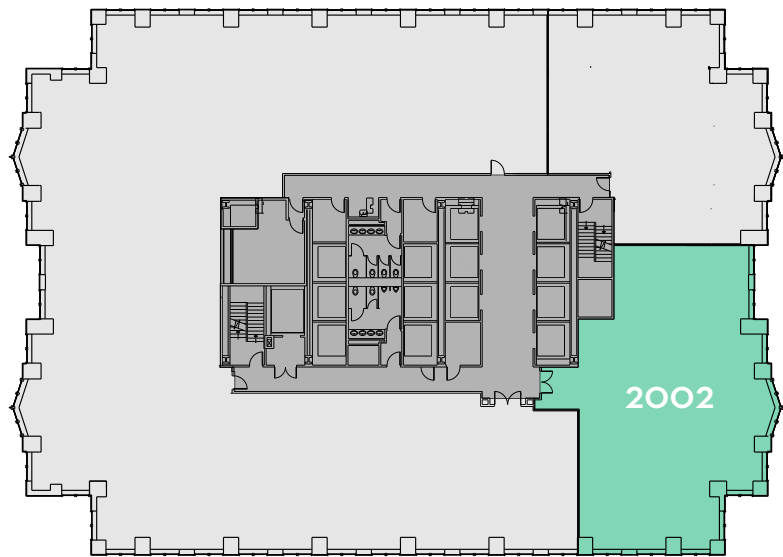




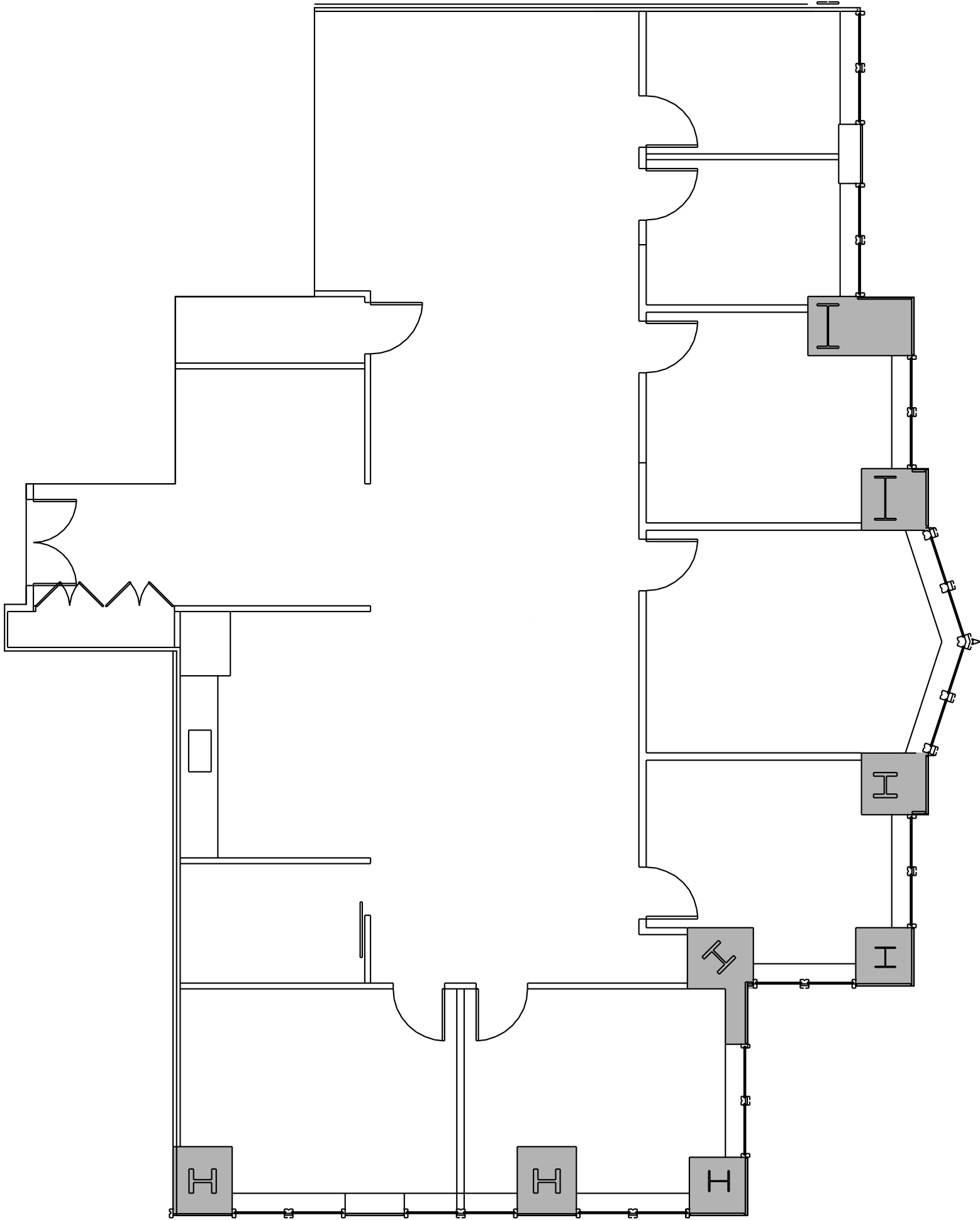
# SUITE 2002

## 20TH FLOOR

4,371 RSF



WEST 54th STREET



AVENUE OF THE AMERICAS

SEVENTH AVENUE

WEST 53rd STREET





# SUITE 2302

## 23RD FLOOR

5,274 RSF

Available now for direct lease | Pre-existing condition

[View on VTS →](#)

### PERSONNEL

SPACE TYPE	PLAN
POA	3
WSA	18
Receptionist	1
TOTAL	22
Office : Workstation	14%   86%

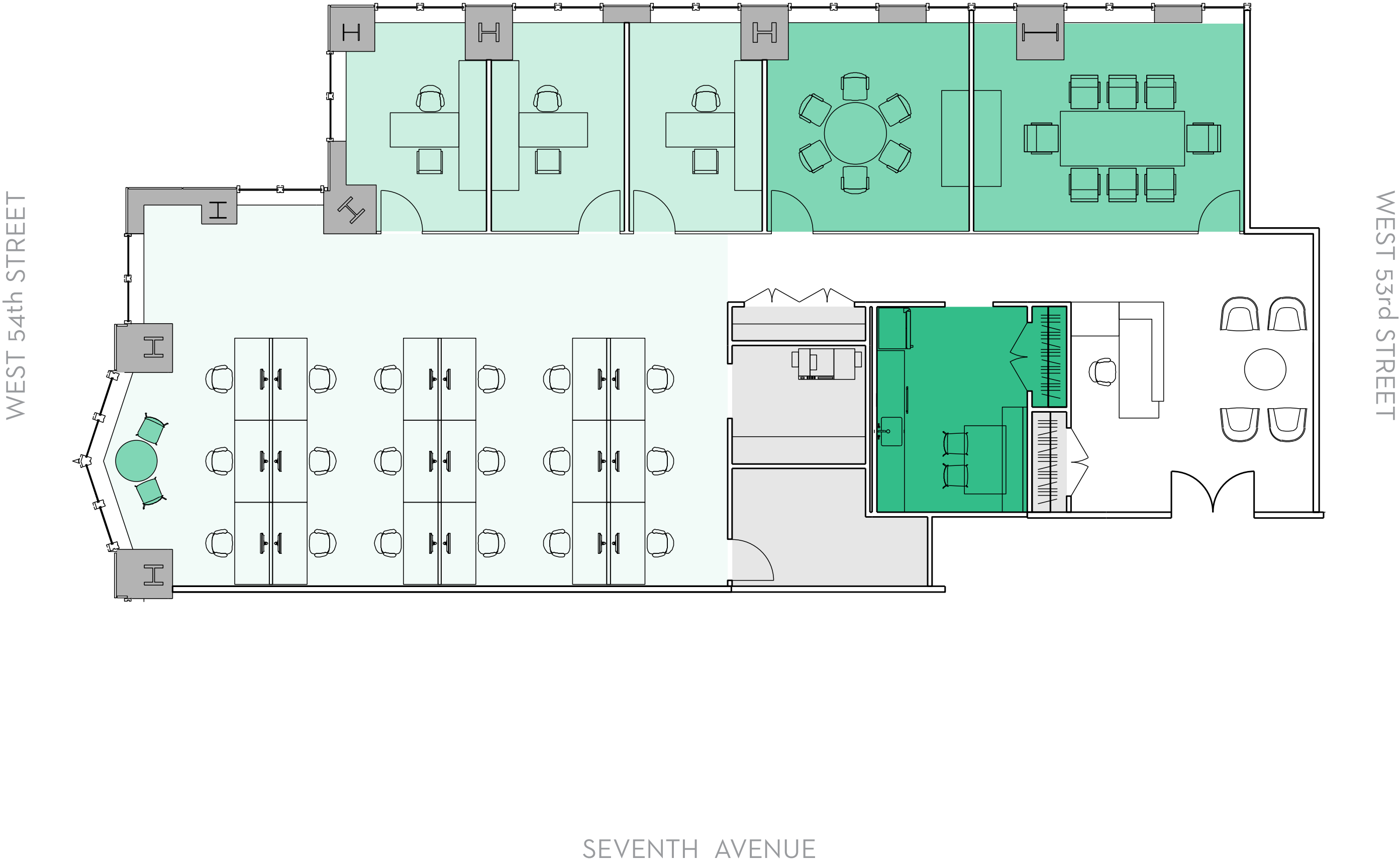
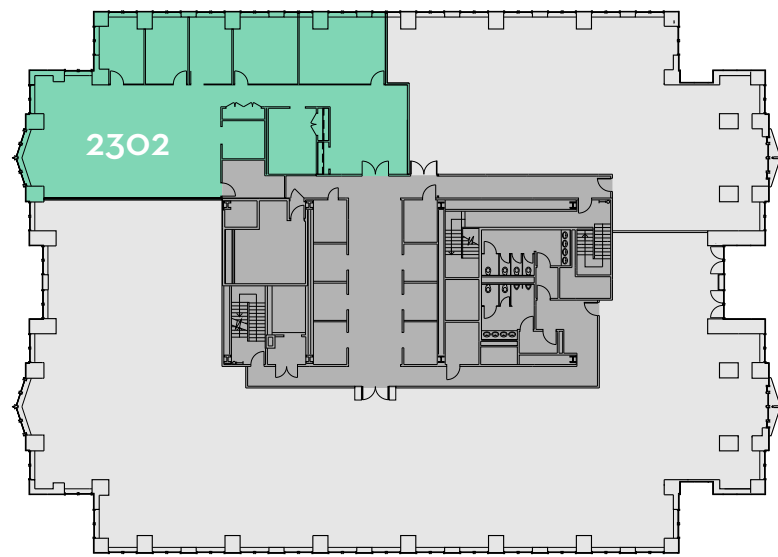
### SUPPORT

SPACE TYPE	PLAN
Reception	1
Pantry	1
Copy / Print Area	1
Coats	2
Storage	1
IDF	1

### COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	8	1	8
Conference	6	1	6
Café	4	1	4
Meeting	2	1	2
TOTAL		4	20

Collaborative Seats / Person 0.91 / person



- Workstations
- Private Offices
- Collaboration
- Pantry / Café





PREBUILT SPACE





# PREBUILT KITCHEN







EASILY-CONFIGURED PERIMETER OFFICES





TOWER FLOORS WITH 360-DEGREE VIEWS



# COLUMN-FREE FLOORS







FLEXIBLE OFFICE LAYOUTS



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# CAMPUS AMENITIES

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# EXPANSIVE AMENITY CENTER TO SERVE THE PARAMOUNT CAMPUS

The new large-scale conference and amenity center at 1301 Avenue of the Americas will be available exclusively to tenants within Paramount's New York portfolio. It will feature elevated food service offerings, lounge areas, and large, flexible meeting rooms capable of accommodating capacities of over 200 seats.







NEWLY RENOVATED 54TH STREET  
LOBBY & HIGH-END CAFÉ ADDITION





NEWLY RENOVATED LOBBY







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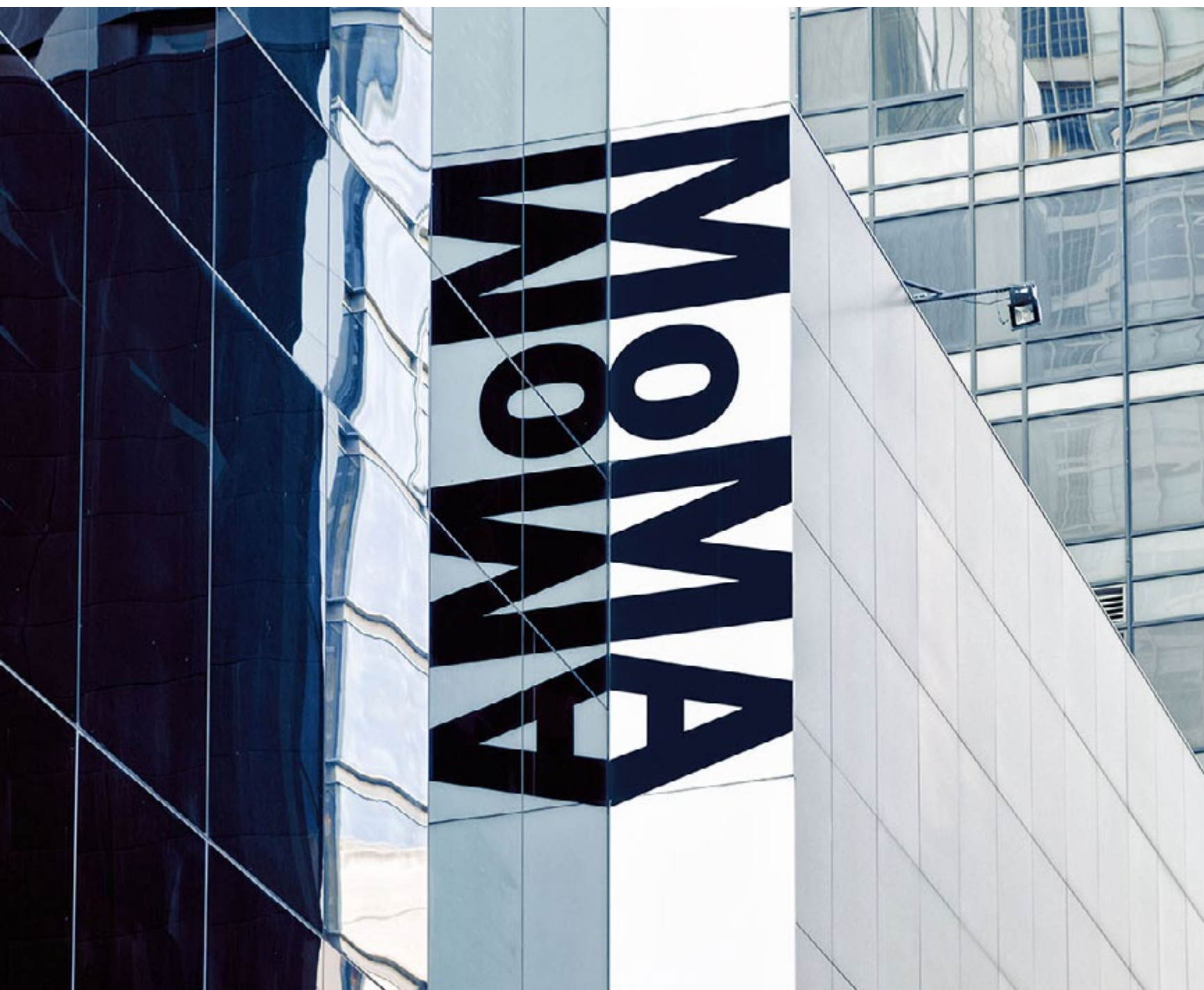
# LOCATION

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# PUTTING THE MID IN MIDTOWN

Located in the true center of Manhattan, 1325 AoA could not be more ideally situated. Be minutes away from numerous, well-known neighborhood sites, including Central Park, Rockefeller Center, and Grand Central Station. Here, Midtown East and Midtown West are one and the same.





# POINTS OF INTEREST

## DINING

- Barcelona Bar
- Bareburger
- Beyond Sushi
- Chop't
- Del Frisco's
- Dig
- Fig & Olive
- Ippudo
- La Grande Boucherie
- Le Bernardin
- Le Pain Quotidien
- Melt Shop
- Nobu Fifty Seven
- Ocean Prime
- Pret a Manger
- Roast Kitchen
- Tanner Smith's
- The Little Beet
- The Meatball Shop
- The Modern
- Urbanspace

## HOTELS

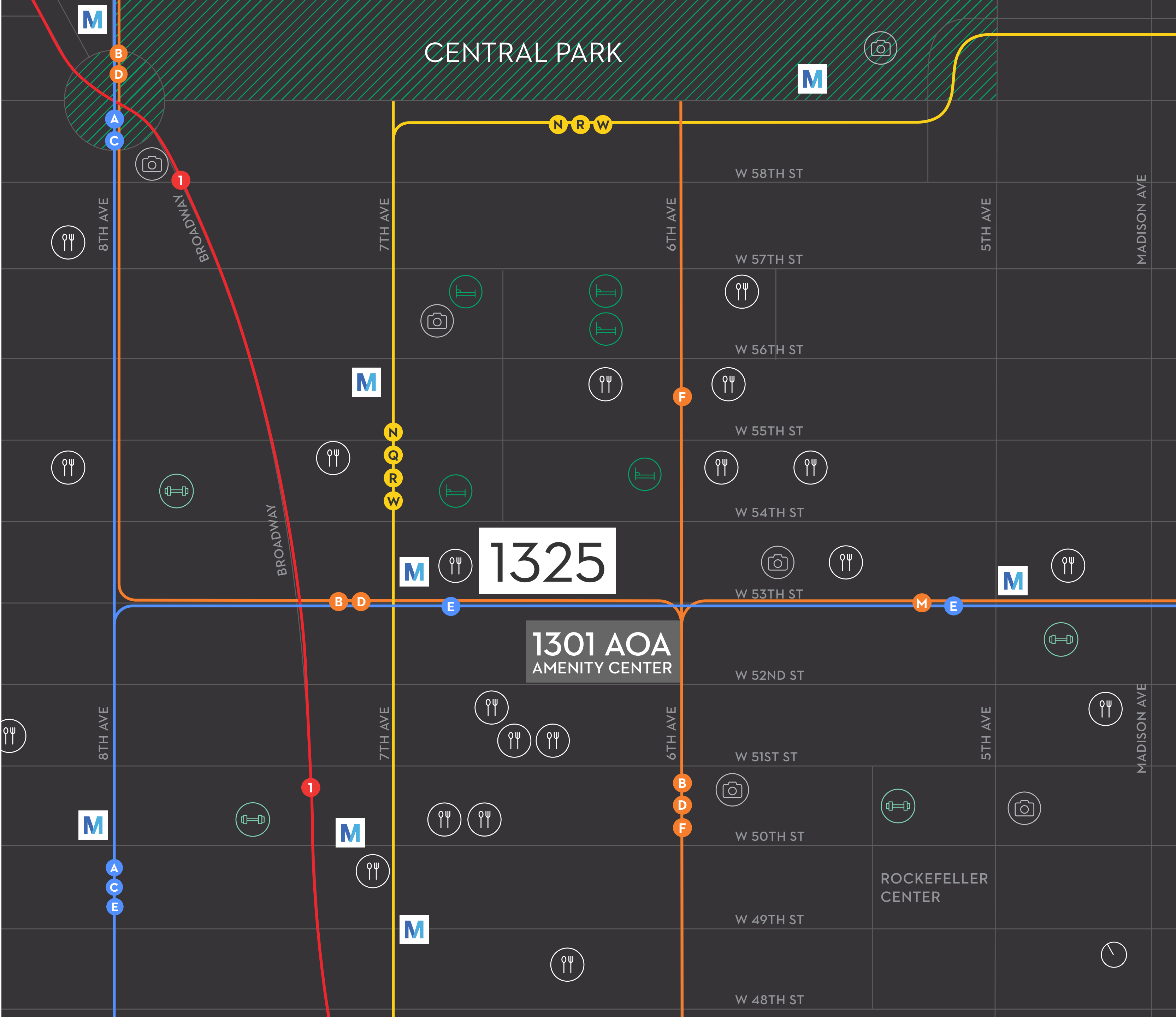
- Carnegie Hotel Midtown
- Conrad New York
- Hilton Hotel
- Thompson Central Park
- Viceroy Hotel

## FITNESS

- Crunch 54th Street
- Equinox 53rd Street
- Equinox Rockefeller
- Equinox West 50th Street

## CULTURE

- Carnegie Hall
- Central Park
- Columbus Circle
- MoMA
- Radio City Music Hall
- Rockefeller Center





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# BUILDING DETAILS

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# BUILDING SPECIFICATIONS

## GENERAL DESCRIPTION

**Owner:** 1325 Avenue of the Americas L.P.

**Managing Agent:** Paramount Group, Inc.

**Year Completed:** 1989

**Gross Building Area:** 771,049 rentable square feet

## LOCATION

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.

**Leed Status:** Silver received 2012

**Energy Star Rated:** Energy Star rating received 2012

## HEATING, VENTILATION AND AIR CONDITIONING

**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.

## TELECOMMUNICATIONS

Verizon & AT&T provide local and long distance telephone service. Cogent Communications, Verizon, AT&T, Broadview Networks, and TW Telecom have fiber optic services available to all tenants. Connection points are available through the building core telephone closets.

## 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.



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# HEALTH & WELLNESS

## ENTRANCE POLICIES

Modified access controls to ensure a safe path of travel into and out of the lobby

Hand sanitizer stands and dispensers at entry points and elevator banks

Sneeze shields and barriers at all lobby desks to protect staff, tenants, and visitors

All building staff will be thermal scanned on a daily basis and wear Personal Protective Equipment (PPE)

Additional security staff on-site to aid pedestrian traffic flow

Concierge to provide tenant care and answer any questions

Landlord requires thermal scans for all building employees, tenant employees, and guests

## ELEVATOR & TURNSTILE PROGRAMS

Touchless building turnstiles and planned modernized elevator system, with touchless destination dispatch technology

## SOCIAL DISTANCING MEASURES

Enhanced informational and directional signage

Limited occupancy in elevators and stairwells through signage and markings

Clear lobby flow diagram to minimize traffic and congestion

## VISITOR & VENDOR ACCESS

All visitors to Paramount Group's buildings, including contractors, must wear PPE in common areas

All uniformed messengers delivering packages to designated tenant spaces are required to wear PPE

## ENHANCED BUILDING CLEANING

Continuous cleaning and disinfection of high-touch areas

Optional cleaning services for tenants, such as electrostatic disinfecting spray application

Clean and sanitize all building plumbing systems and house water tank

## INDOOR AIR QUALITY

Increase air filtration by installing new MERV-13 rated filters on all building supply fan systems

Power-wash the fan coils on all main supply fans

Monitor and test indoor air quality



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# OWNERSHIP

Paramount Group, Inc. is a real estate investment and management firm with inhouse expertise in asset management, property management, leasing, acquisition, repositioning, redevelopment and financing. Established in 1978 by Werner Otto, Paramount is one of the largest publicly-owned real estate companies headquartered in New York City. Over several decades and numerous market cycles, Paramount has provided first class properties, services and amenities to its tenants. Albert Behler, President and CEO, has led Paramount since 1991 and, along with a seasoned, committed and proven management team, has assembled the company's current 13 million-square-foot portfolio of high quality, Class A office building investments, a retail property, as well as debt and equity investments in New York and San Francisco.

[pgre.com](http://pgre.com)

## PARAMOUNT GROUP

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# LEASING TEAM

**Frank Doyle**

212 812 5759

[frank.doyle@am.jll.com](mailto:frank.doyle@am.jll.com)

**Clark Finney**

212 812 6505

[clark.finney@am.jll.com](mailto:clark.finney@am.jll.com)

**David Kleiner**

212 812 5954

[david.kleiner@am.jll.com](mailto:david.kleiner@am.jll.com)

**Andrew Coe**

212.812.6554

[andrew.coe@am.jll.com](mailto:andrew.coe@am.jll.com)

