



1301

AVENUE OF THE AMERICAS

The Power of Place

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Location

Access Map

Grand Central Station

7 minutes walking

Port Authority

7 minutes via E Train

Penn Station

8 minutes via I Train

Central Park

8 minutes walking

Bryant Park

10 minutes walking

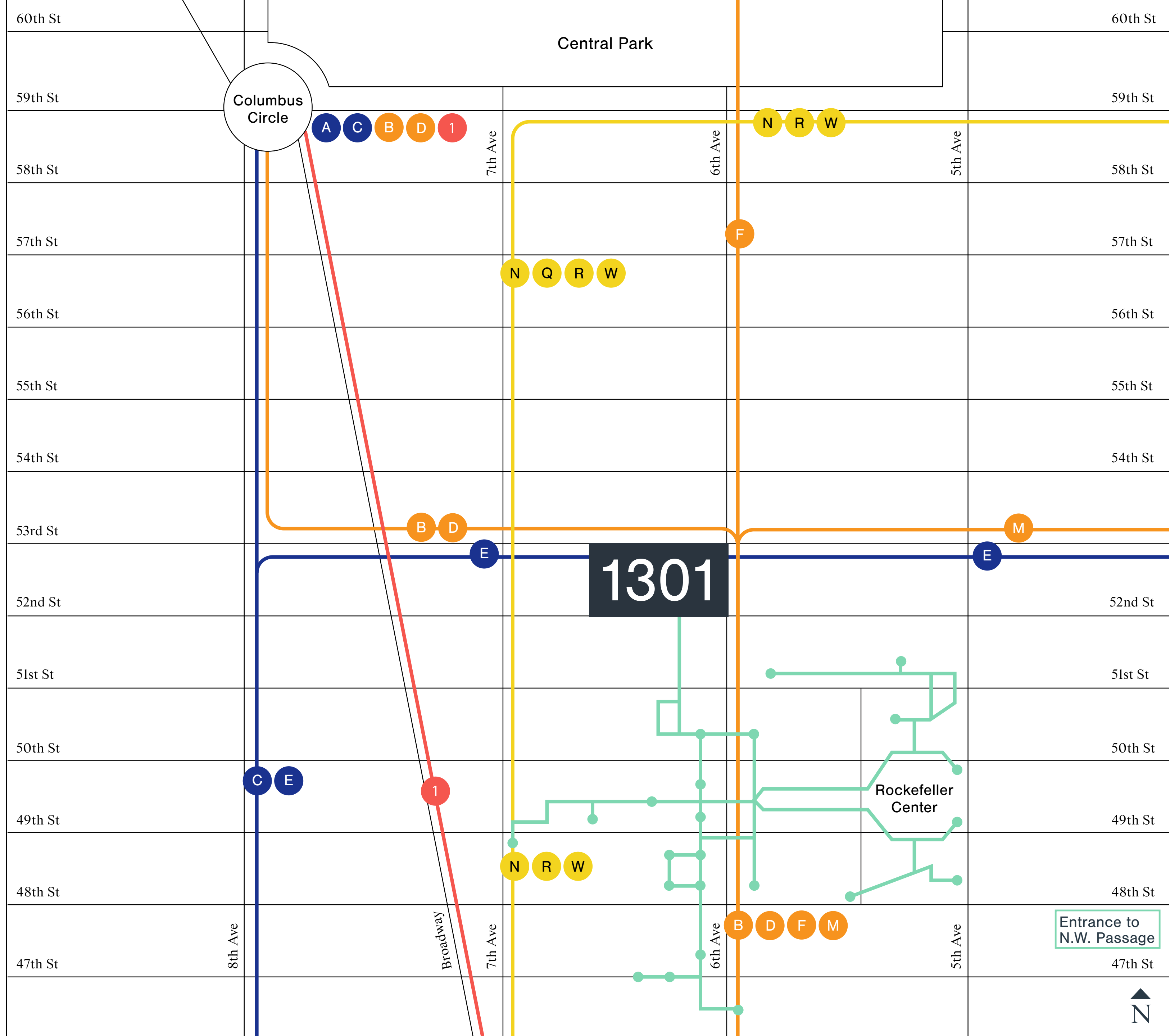
Lower Manhattan

18 min. via B, D, F, M Trains


Plus immediate access to the following subway lines:



 Concourse



Neighborhood Destinations

 Food & Beverage

- 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

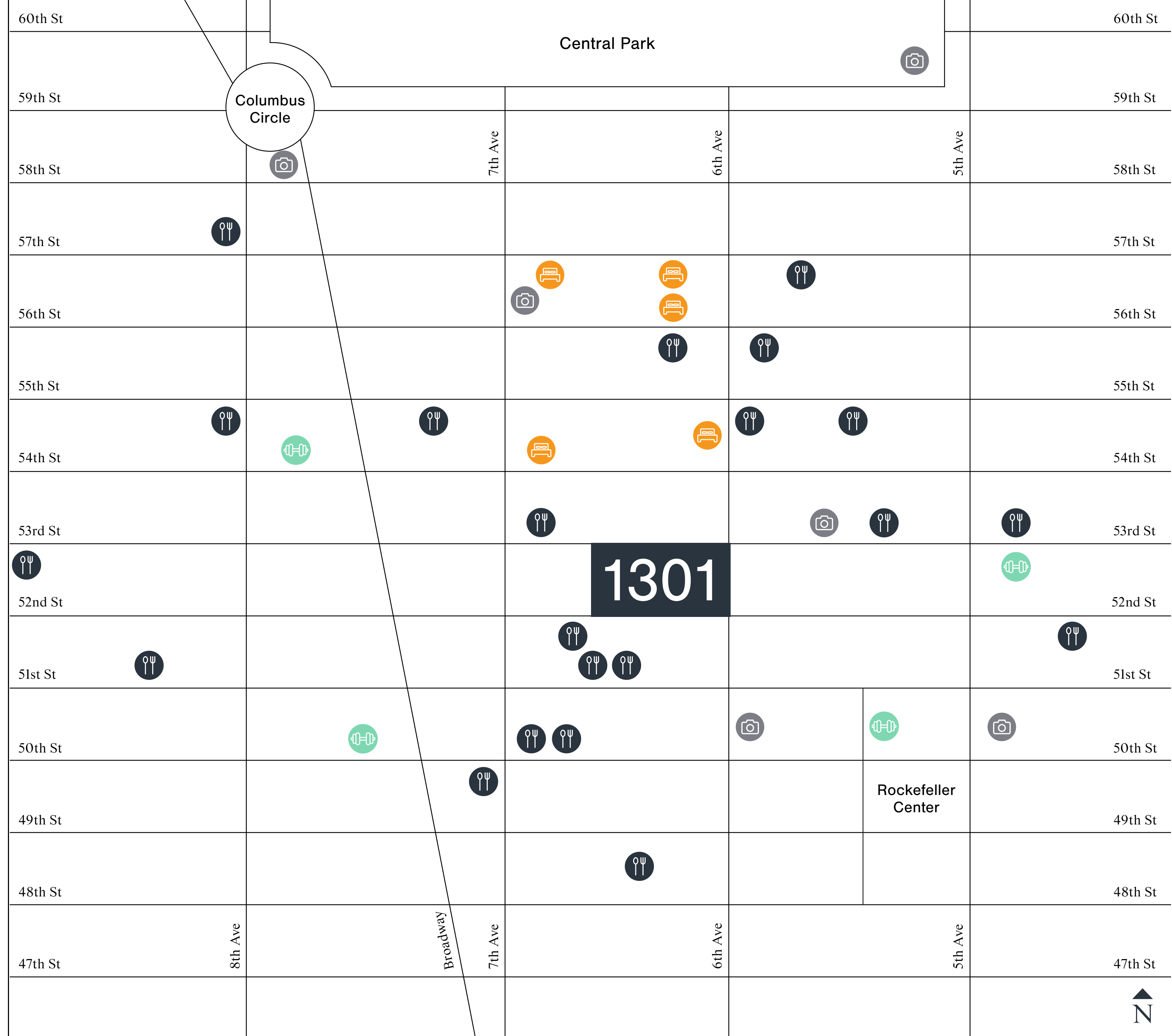
- Carnegie Hotel Midtown
- Conrad New York
- Hilton Hotel
- Thompson Central Park
- Viceroy Hotel

 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



Availability

Dedicated Terrace Opportunity For Large Tenant



Dedicated Terrace Opportunity For Large Tenant



Podium Floors Enable Programming for 400+ Employees



An Inspiring Backdrop to Match a Lively Office Space





Extensive Design Potential
For Distinct Inset Terrace Space





Private Offices With Ample Space
And Effortless Style

Expansive Floors

With Versatile Layouts



Amenities

Concourse Level Paramount Club

Expansive amenity center to serve the Elecor Property's campus.



Boardroom



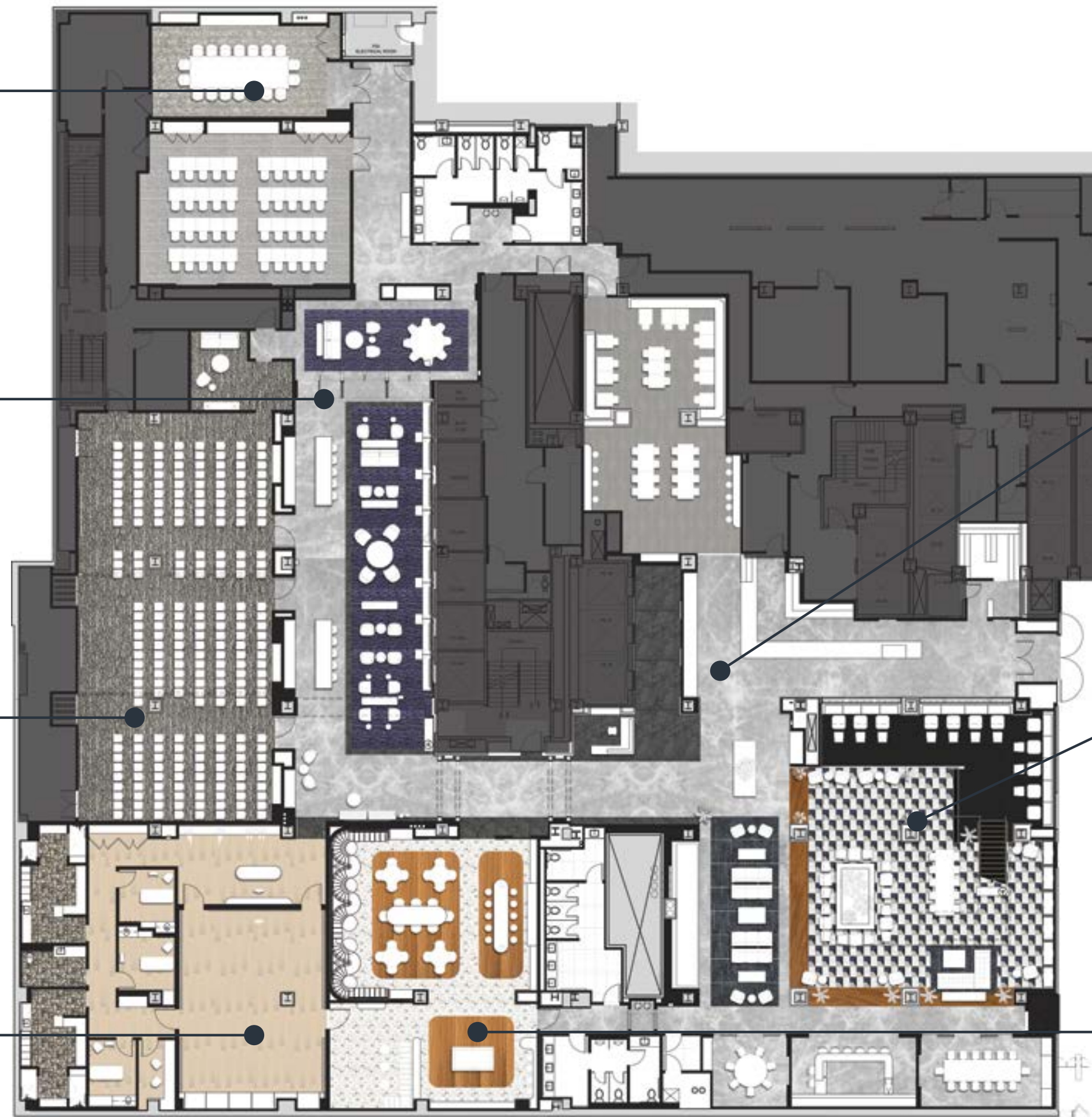
Business Lounge



Auditorium



Wellness Studio



Reception — Street Level



Paramount Café



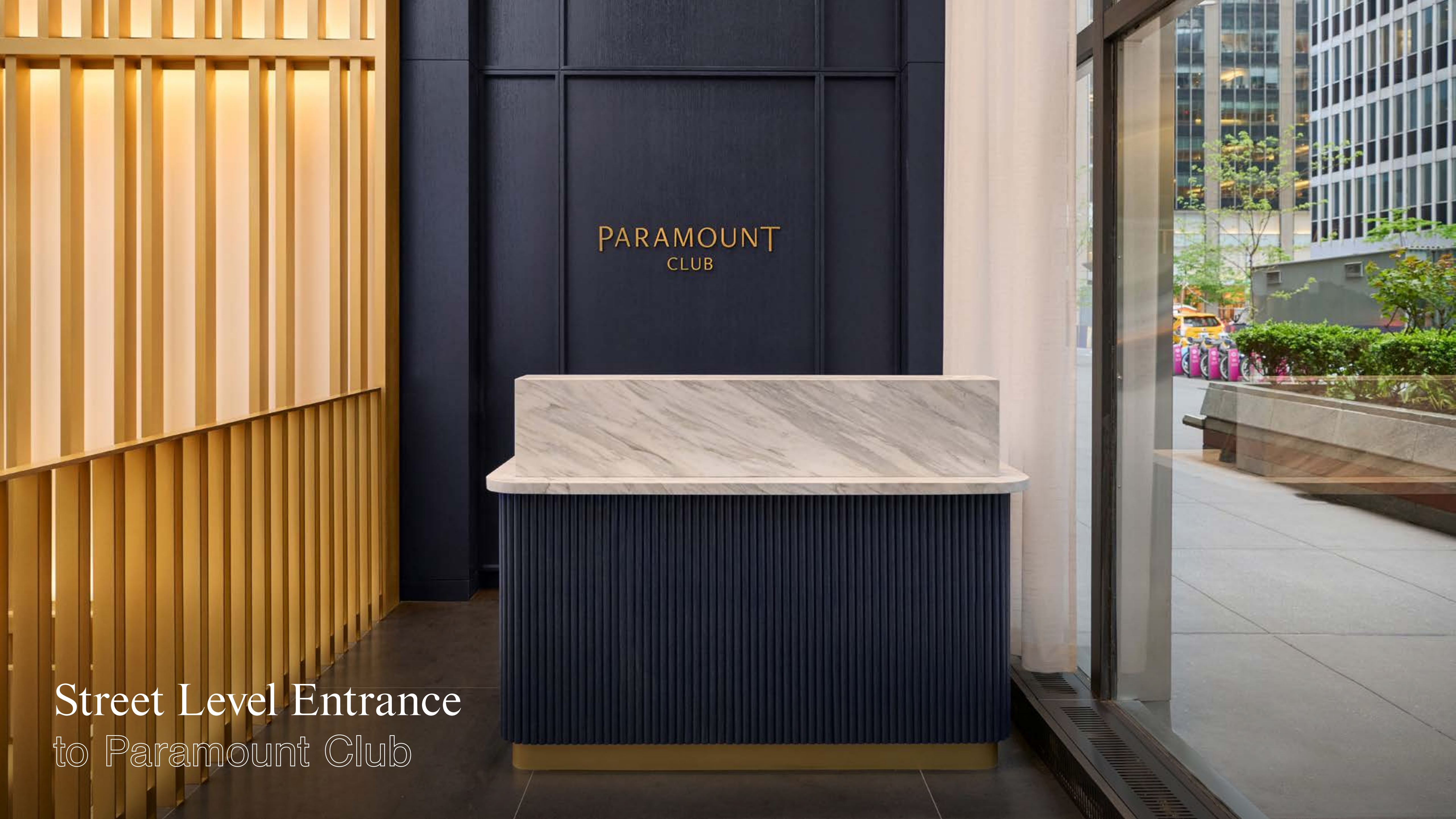
Atrium



Game Room

PARAMOUNT
CLUB

Street Level Entrance
to Paramount Club





Concourse Level Atrium

PARAMOUNT
CAFÉ



Paramount Café



Business Lounge



Boardroom

PARAMOUNT
CLUB
WELCOMES YOU

PARAMOUNT
CLUB
WELCOMES YOU

Game Room





Wellness Studio



Auditorium

Building

Details

Building Specifications

Owner & Managing Agent

Owner: 1301 Properties Owner LP
Managing Agent: Elecor Properties

Year Completed

Main Tower: 1964; Annex: 1970

Year Renovated

Building: 1989 - 1990; Lobby: 2016

Total RSF

1,770,988 SF

Architects

Original: Shreve, Lamb & Harmon Associates
Renovation: Skidmore, Owings & Merrill

No. of Floors

45

Hours of Operation

8am-6pm, M-F

Construction

Foundation: reinforced concrete on grade
Framing: steel columns and beams
Deck: metal deck and Concrete

Exterior Finish

Façade is aluminum & glass

Design Loads

Live load: 50 lbs/SF

Ceiling Heights (Slab to Slab)

Lobby: 26 ft.
Standard: 11.5 ft.

Column Spacing

Columns are spaced 16-20 ft. on center

Elevators

Passenger elev. max capacity: 3,500 lbs.
Service elev. max capacity: 4,000 lbs.
Elevator manufacturer: Otis

Lobby/Elevator Finishes

Landlord has completed a lobby renovation that includes a new ceiling, new lighting and a new treatment on the columns. Other lobby finishes include brilliant African mahogany walls, brushed Thassos marble elevator lobby vestibules and a diamondized white Carrera marble floor with black granite bordering. The newly renovated elevator cabs include wood and marble panels with new floor tiles to match the lobby.

Elevator Cars

Cars	Floors Served	Speed
Bank A Car 1-8	Lobby - 10	500
Bank B Car 9-14	Lobby, 10-21	500
Bank C Car 15-20	Lobby, 22-33	500
Bank D Car 21-24	Lobby, 33-44	1,000
Bank D Car 25, 26	Lobby, 33-45	1,000
Bank F Car 36-38	Concourse-10	500
Bank E Car 27, 28	Entire Building	800
Bank G Car 35	Subconcourse-14	800

Perimeter System

Constant speed air and secondary water system provides heating and cooling which is divided into five (5) zones: Two (2) Upper, Two (2) Lower and One (1) Annex

Interior System

The interior portion has six (6) zones and is controlled through a constant air volume system: Two (2) Upper, Three (3) Lower, One (1) Annex

HVAC

Two (2) 2,300 ton steam driven chillers and one (1) 1,500 ton steam driven chiller. The building utilizes airside economizer with 100% outside air intake capabilities at each central fan system. Base floors also contain an additional 350 ton chiller plant that is backed up on emergency power.

Mechanical Equipment Rooms

Located on fl. 45, 11, and sub-concourse.

Supplementary HVAC

Condenser water is available for tenant use at approximately 40 tons per foot. Base floors are tied to a dedicated system with an additional 200 ton capacity.

Design Criteria

Cooling: Interior Space Conditions
Outdoor Air Conditions; 78°F +/-2 Dry Bulb 91-95°F Dry Bulb
Heating: Interior Space Conditions

Outdoor Air Conditions; 70°F +/-2 Dry Bulb 0°F Dry Bulb

General Electricity

The building is fed by Con Edison electric. System design is for approx. 25,000 KVA. Distribution through the building is via cable and conduit and buss duct.

Building standard capacity for tenants is six (6) watts per usable square foot, exclusive of HVAC. Additional power is available, based on demonstrated need.

Fire Protection

Building is fully equipped with sprinklers and a Simplex Grinnell system that connects directly with a central monitoring station.

Emergency Power

Provided to life safety systems. All vital building and life safety systems are backed by a diesel powered emergency electrical generator located on the sub-concourse level. There is an 850 KW available on a base building diesel generator.

Security

Building security personnel are supplemented by a closed circuit television system with over 48 cameras positioned in public areas throughout the building and perimeter areas.

Building Mgmt. System

Andover system

Loading Dock

The 53rd Street Loading Dock is equipped with platform leveling.

Technology

Internet Service Providers:

- AboveNet Communications Inc.
- Cablevision Lightpath
- Cogent Communications
- Crown Castle
- Lumen
- Pilot

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 and announcements
- Work order submissions

Mobile Access:

- Apple Wallet enabled
- Bluetooth
- NFC



contact

ELECOR

Elecor is a real estate operating platform that helps companies capitalize on the productive energy and focus that the best spaces can help generate. Modern work demands new kinds of offices that make the work experience better, and Elecor is redefining what offices can be. Elecor is dedicated to providing workspaces that work harder, for companies, employees, and our investors. We offer premium spaces in the most desirable locations in New York City and San Francisco, with best in class amenities that increase productivity and energize teams.

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