



900  
THIRD AVE



# TAILORED TO EVERY TENANT

900  
THIRD AVE

---

CEILING HEIGHT

**12' 8"**

---

COLUMN SPACING

**30'**

---

MODERNIZED LOBBY WITH

**PRIVATE  
ENTRANCE  
OPPORTUNITY**

---

EXPERTLY DESIGNED  
BY CESAR PELLI, VIÑOLI  
DESIGN ARCHITECTS, AND  
EMERY ROTH & SONS

---

FLOOR PLATES

**18,000 SF**

---

360°

**PANORAMIC  
VIEWS**

---

SHARED ACCESS TO

**PARAMOUNT  
TENANT  
AMENITY  
CENTER**

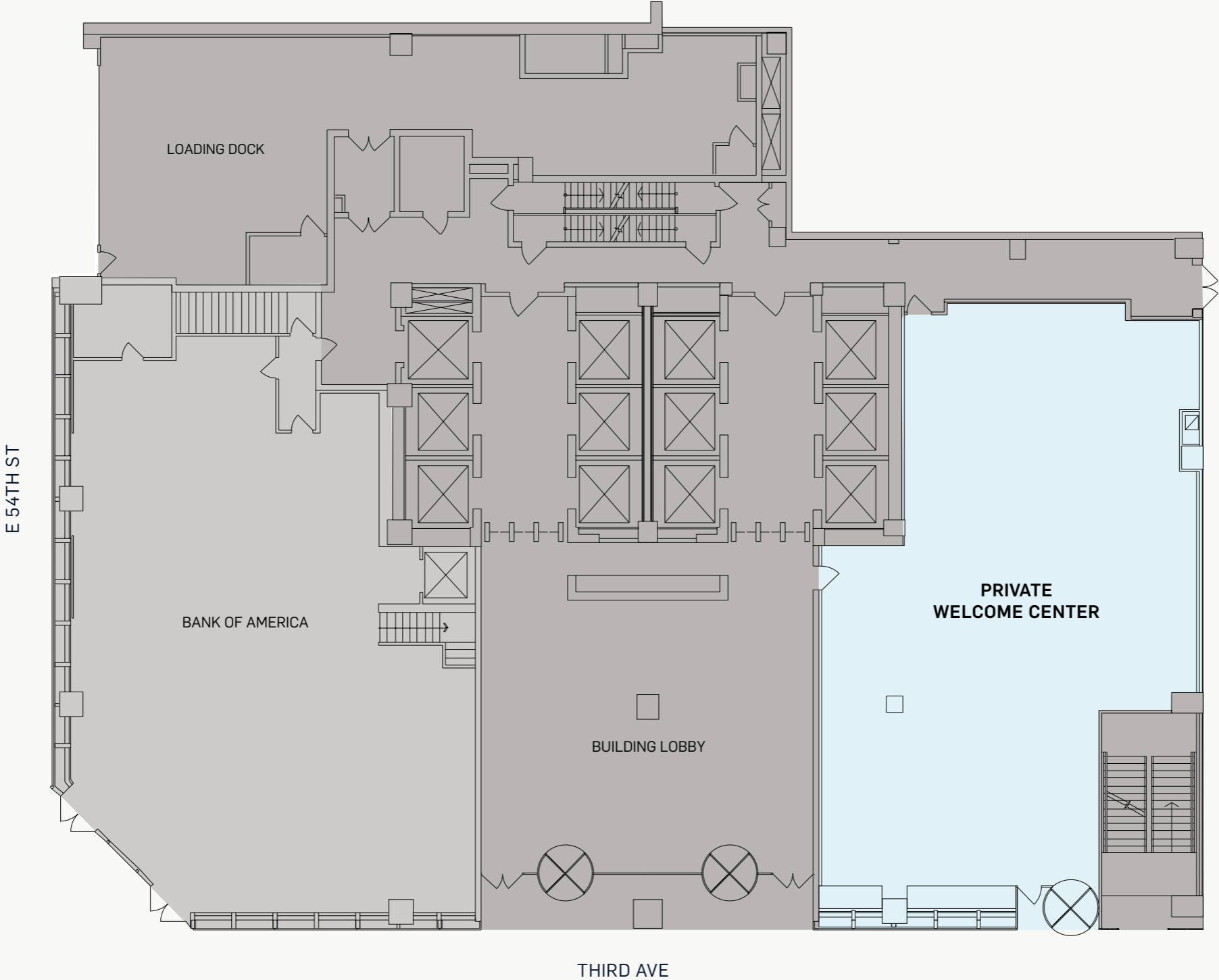
**Committed to your  
excellence**

Designed by Cesar Pelli, Viñoli Design Architects, and Emery Roth and Sons, this 36-story Class-A office tower offers highly efficient floors, with exceptional light and view corridors throughout. Located at the center of Third Avenue's transit nexus, 900 Third has a rare block of tower floors available combining exceptional connectivity and a well-amenitized neighborhood.

# MODERNIZED LOBBY WITH PRIVATE ENTRANCE OPPORTUNITY

2,946 RSF

900  
THIRD AVE



---

Main lobby  
welcome center



Flexible & efficient  
floor plate design



---

Exceptional light  
& views



---

Modern finishes & range  
of workspaces



---

Mix of private offices &  
open areas



---

Private, state-of-the-art  
conference rooms





# LOCATION IS PARAMOUNT

# Quality has never been so convenient

900 Third is located in the middle of Third Avenue's bustling crossroads, offering a variety of transit options for driving, walking, riding, or biking to work. Surrounded by a diverse mix of new neighborhood lunch spots and New York classics, the area has something to offer everyone.

---

100/100 WALK SCORE®  
**WALKER'S  
PARADISE**

---

5-MIN WALK TO  
**6 PARKING  
GARAGES**

---

WALKING DISTANCE TO  
**25+ FOOD  
& COFFEE  
OPTIONS**

---

10-MIN WALK TO  
**GRAND  
CENTRAL**

---

ACCESS TO 8 LINES  
**1 BLOCK TO  
THE SUBWAY**

---

CLOSE TO TOP-RATED  
**HIGH-END  
HOTELS**

# TRANSPORTATION ACCESS



10-MIN WALK




59th St-Lexington Av  
N R W 4 5 6

900  
THIRD AVE

Lexington Av-53 St  
E M 6

Grand Central Entrance  
Northeast Passage

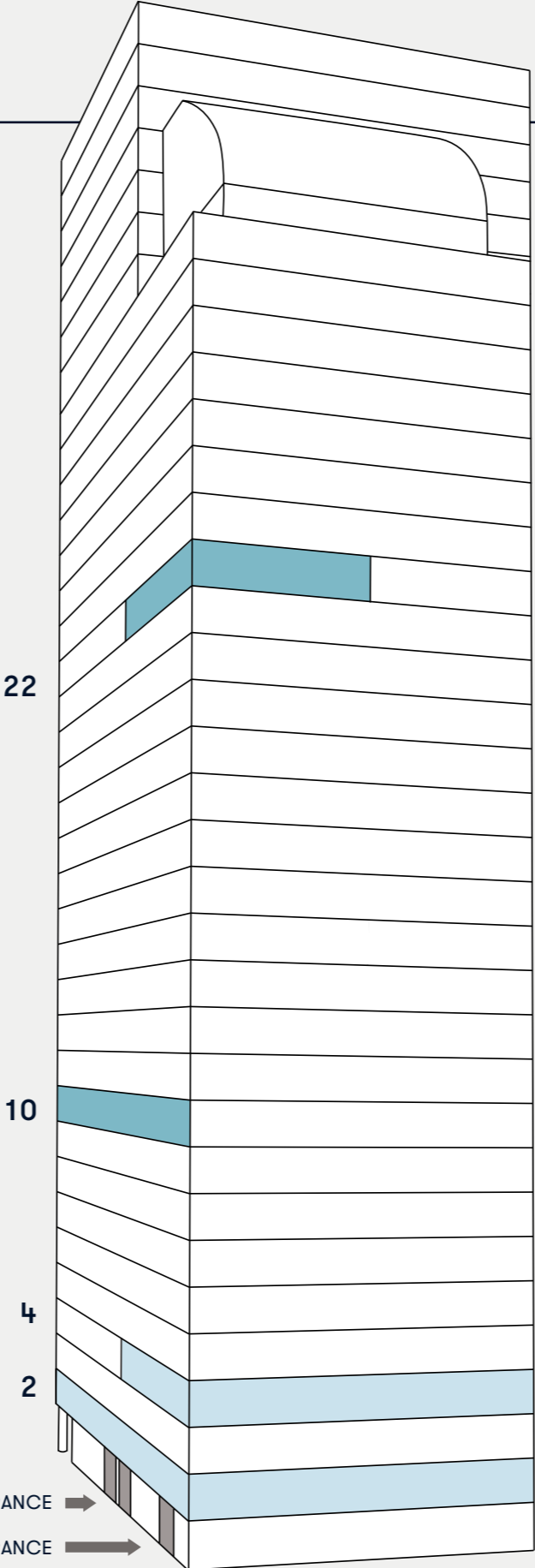
Grand Central  
Terminal

-  Citi Bike
-  Parking
-  Zipcar



# AVAILABILITY

- PRE-BUILT
- BUILT

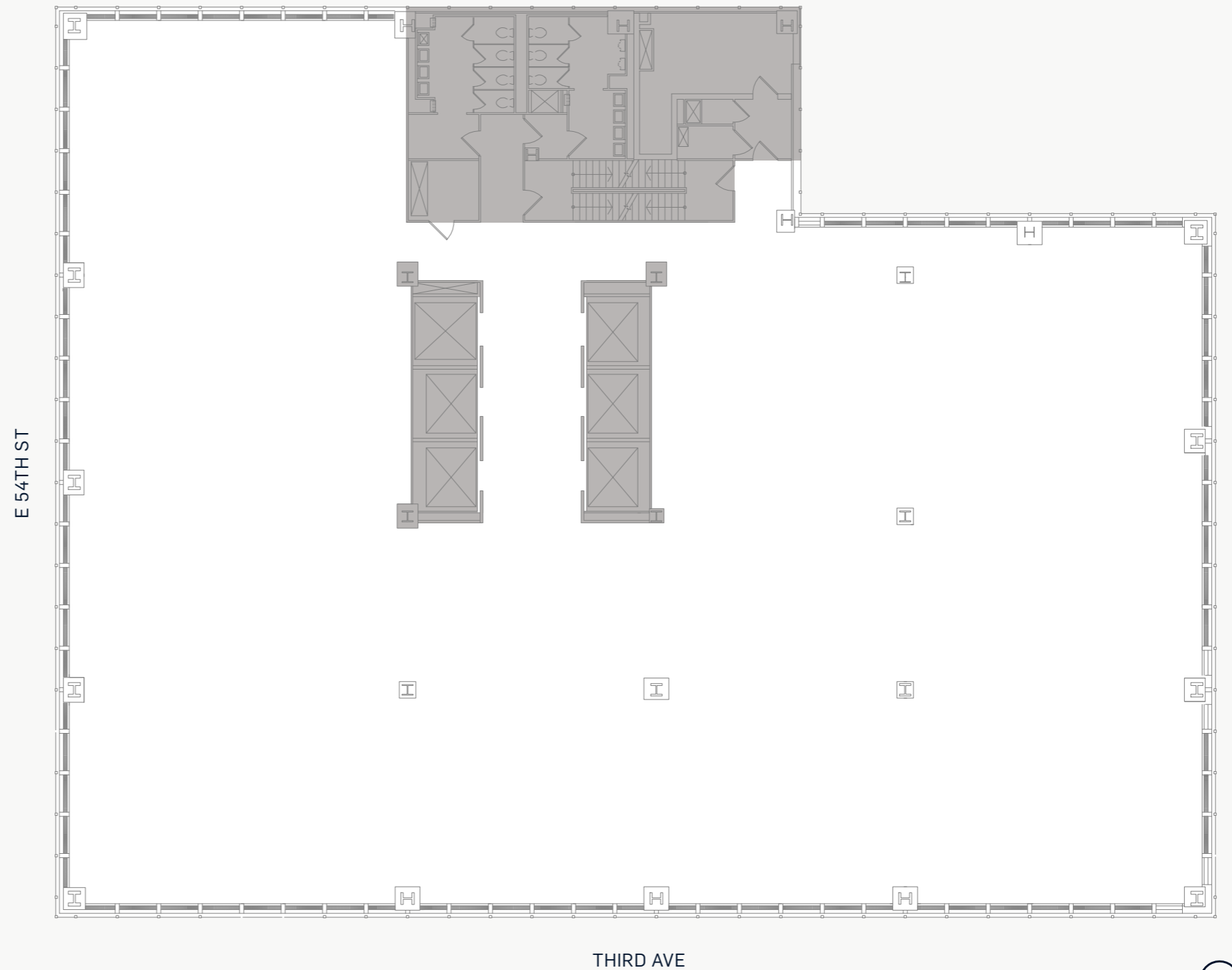


22nd floor (PARTIAL)	8,944 RSF
10th floor (PARTIAL)	2,890 RSF
4th floor (PARTIAL)	7,151 RSF
4th floor (PARTIAL)	5,864 RSF
2nd floor	16,951 RSF
<b>TOTAL</b>	<b>41,800 RSF</b>

# TYPICAL HIGH-RISE FLOOR APPROX. 18,300 RSF

Core & Shell

900  
THIRD AVE



# TYPICAL FLOOR CREATIVE / FINANCIAL OFFICE LAYOUT

900  
THIRD AVE

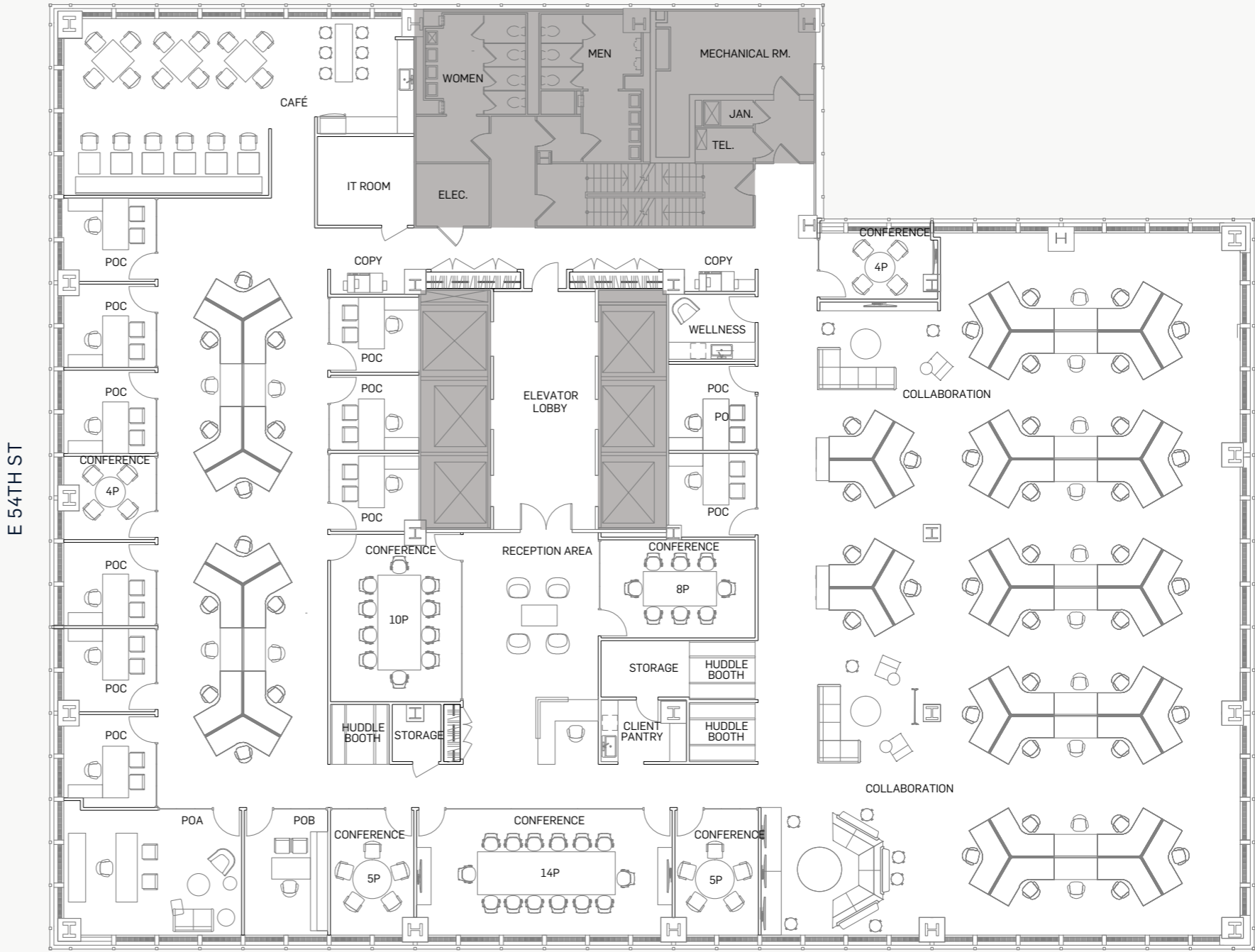
Approx. 18,300 RSF

## PERSONNEL

SPACE TYPE	PLAN
Private Office A	1
Private Office B	1
Private Office C	11
Open Bench Stations	62
<b>TOTAL</b>	<b>75</b>

## COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (14 ppl)	1
Conference (4 ppl)	1
Conference (5 ppl)	2
Open Collaboration	2
Huddle Room	3
Café	1
Client Pantry	1
Storage	2
IT	2
Coat Closets	3



THIRD AVE

# TYPICAL FLOOR CREATIVE / OPEN OFFICE LAYOUT

Approx. 18,300 RSF

900  
THIRD AVE

## PERSONNEL

SPACE TYPE	PLAN
Private Office A	1
Private Office B	2
Private Office C	7
Workstation	57
Receptionist	1
<b>TOTAL</b>	<b>68</b>

## COLLABORATION

SPACE TYPE	PLAN
<b>Closed:</b>	
Conference (14 ppl)	1
Conference (8 ppl)	1
Conference (6 ppl)	2
Phone Room	3
<b>Open:</b>	
Café	1
Lounge Collaboration	2
<b>TOTAL</b>	<b>10</b>

## SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	2
Coats	3
IT Server Room	1
Storage	1
Wellness	1



# TYPICAL FLOOR TRADING OFFICE LAYOUT

Approx. 18,300 RSF

900  
THIRD AVE

## PERSONNEL

SPACE TYPE	PLAN
Private Office A	2
Private Office B	7
Private Office C	4
Private Office D	3
Open Bench Stations	110
Receptionist	1
<b>TOTAL</b>	<b>127</b>

## COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (12 ppl)	1
Conference (8 ppl)	2
Conference (5 ppl)	1
Open Collaboration	2
Welcome Room	1
Café	1
Client Pantry	1
IT	1
Coat Closets	4
Wellness Room	1
Huddle Booth	1
Copy Rooms	2



THIRD AVE

# TYPICAL FLOOR OFFICE INTENSIVE LAYOUT

Approx. 18,300 RSF

900  
THIRD AVE

## PERSONNEL

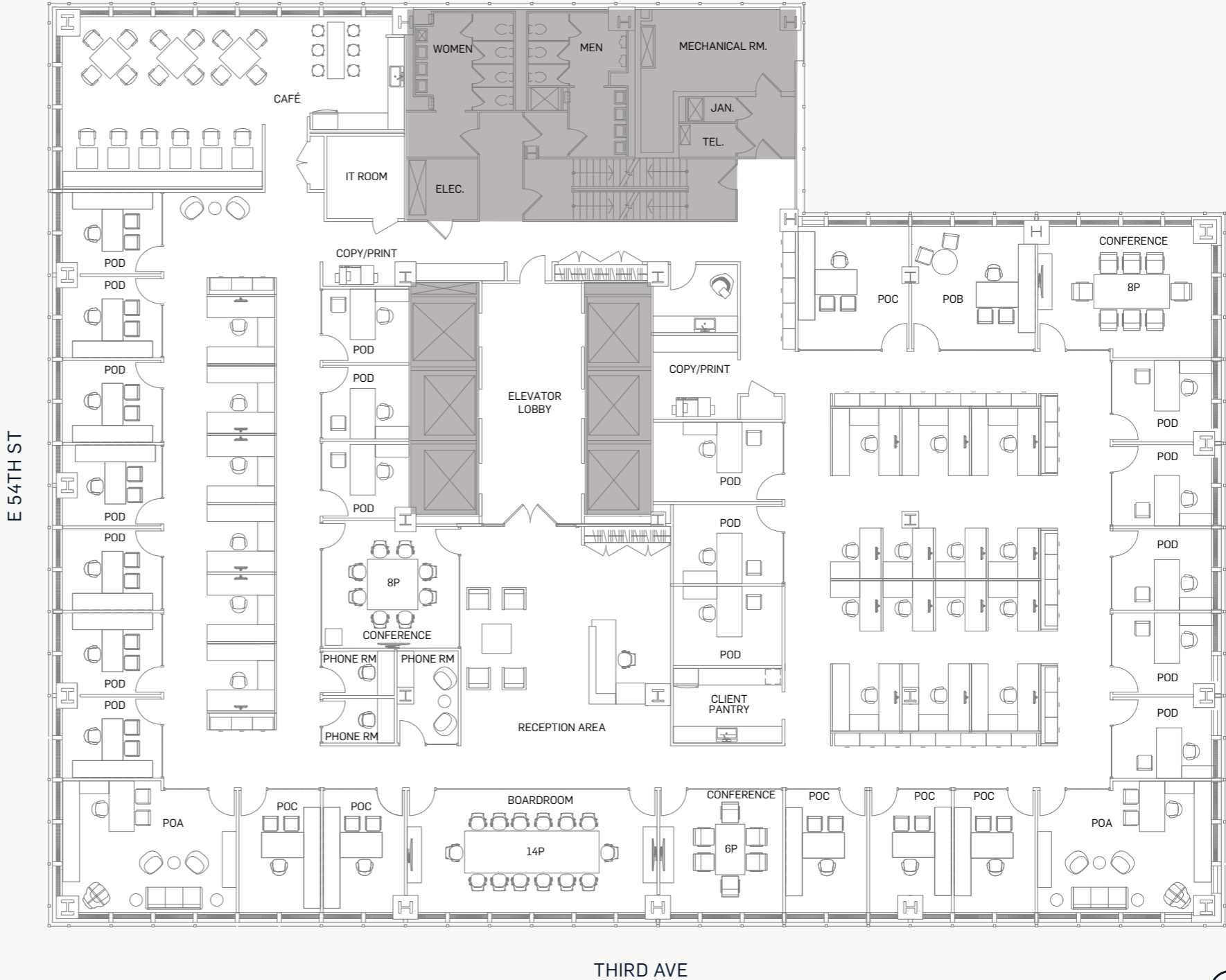
SPACE TYPE	PLAN
Private Office A	2
Private Office B	1
Private Office C	6
Private Office D	17
Workstation A	12
Workstation B	8
Receptionist	1
<b>TOTAL</b>	<b>47</b>

## COLLABORATION

SPACE TYPE	PLAN
<b>Closed:</b>	
Conference (14 ppl)	1
Conference (8 ppl)	2
Conference (6 ppl)	1
Phone Room	3
<b>Open:</b>	
Café	1
<b>TOTAL</b>	<b>8</b>

## SUPPORT

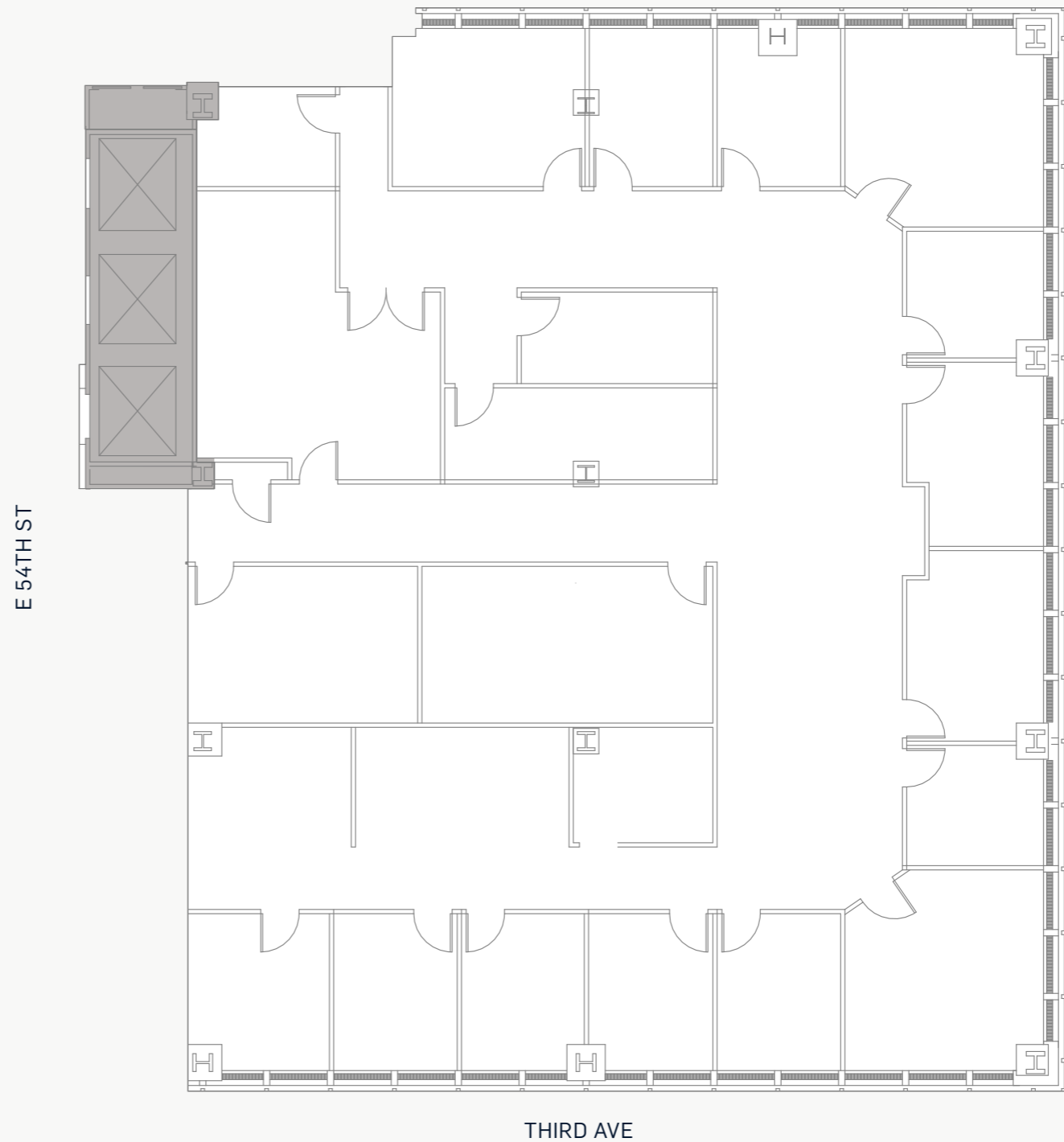
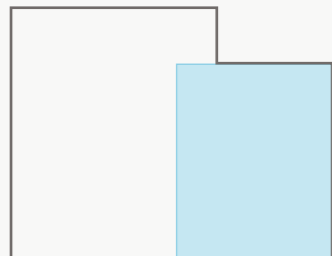
SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	3
Coats	2
Storage	2
Wellness	1
IT Server Room	1



# PARTIAL 22ND FLOOR 8,944 RSF

As-Built | Available Now

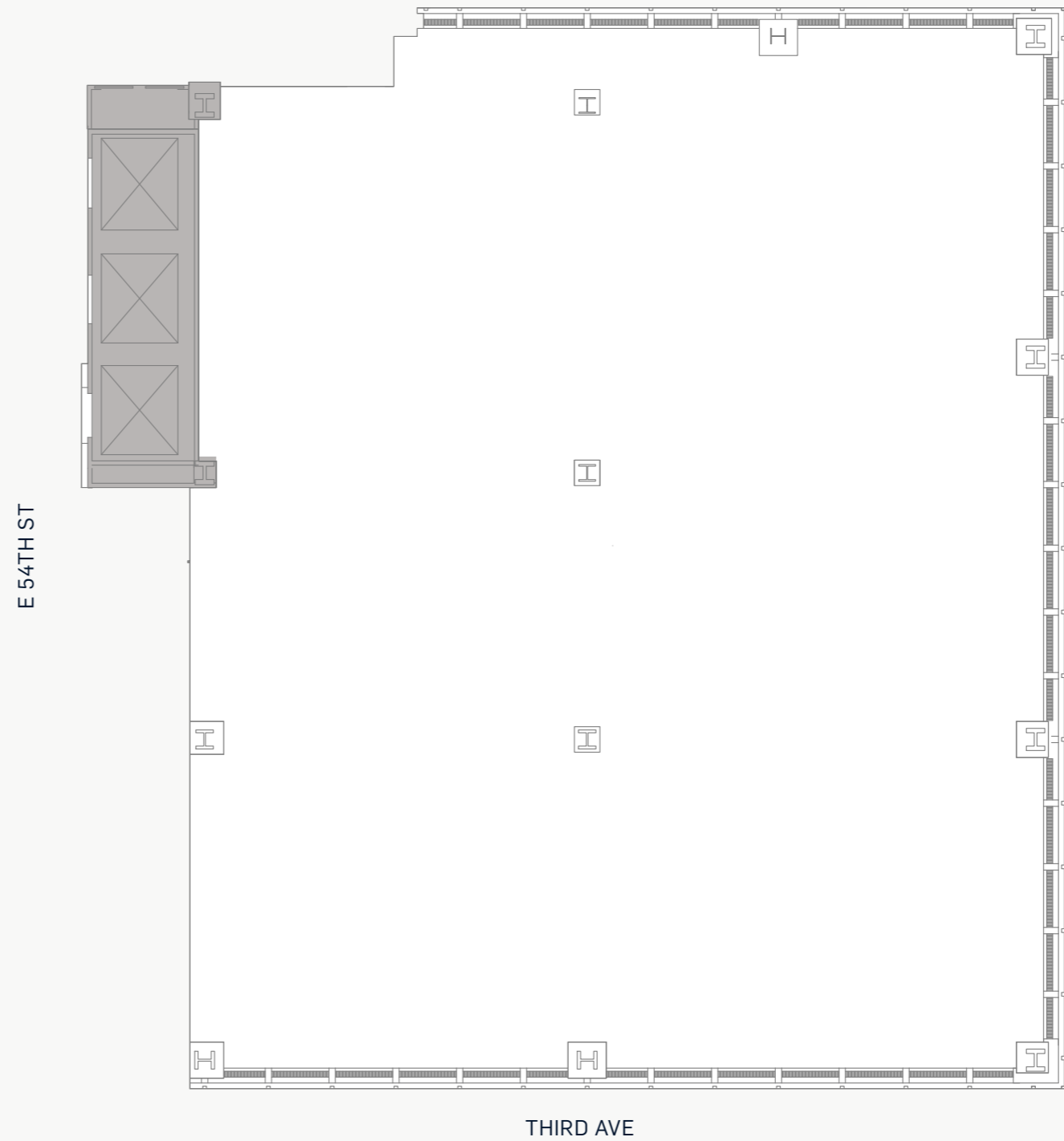
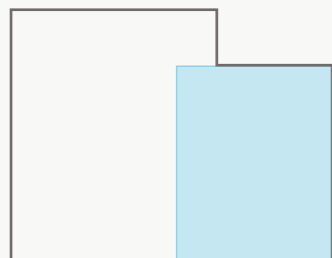
900  
THIRD AVE



# PARTIAL 22ND FLOOR 8,944 RSF

Available Now

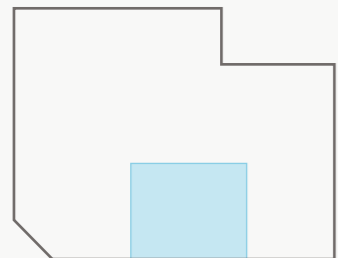
900  
THIRD AVE



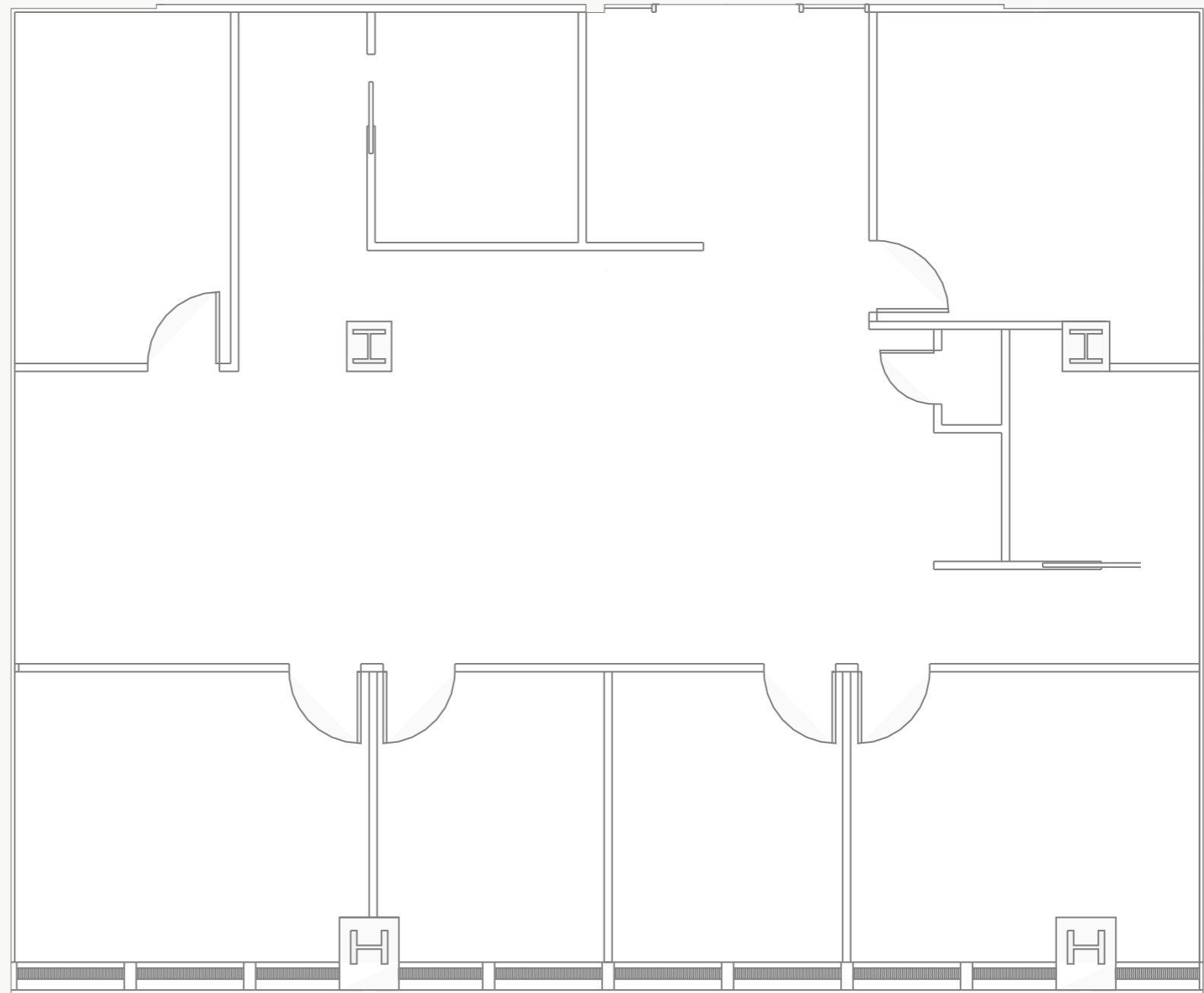
# PARTIAL 10TH FLOOR 2,890 RSF

Available Now

900  
THIRD AVE



E 54TH ST



THIRD AVE



# PARTIAL 4TH FLOOR HIGH-END PRE-BUILT

5,864 RSF

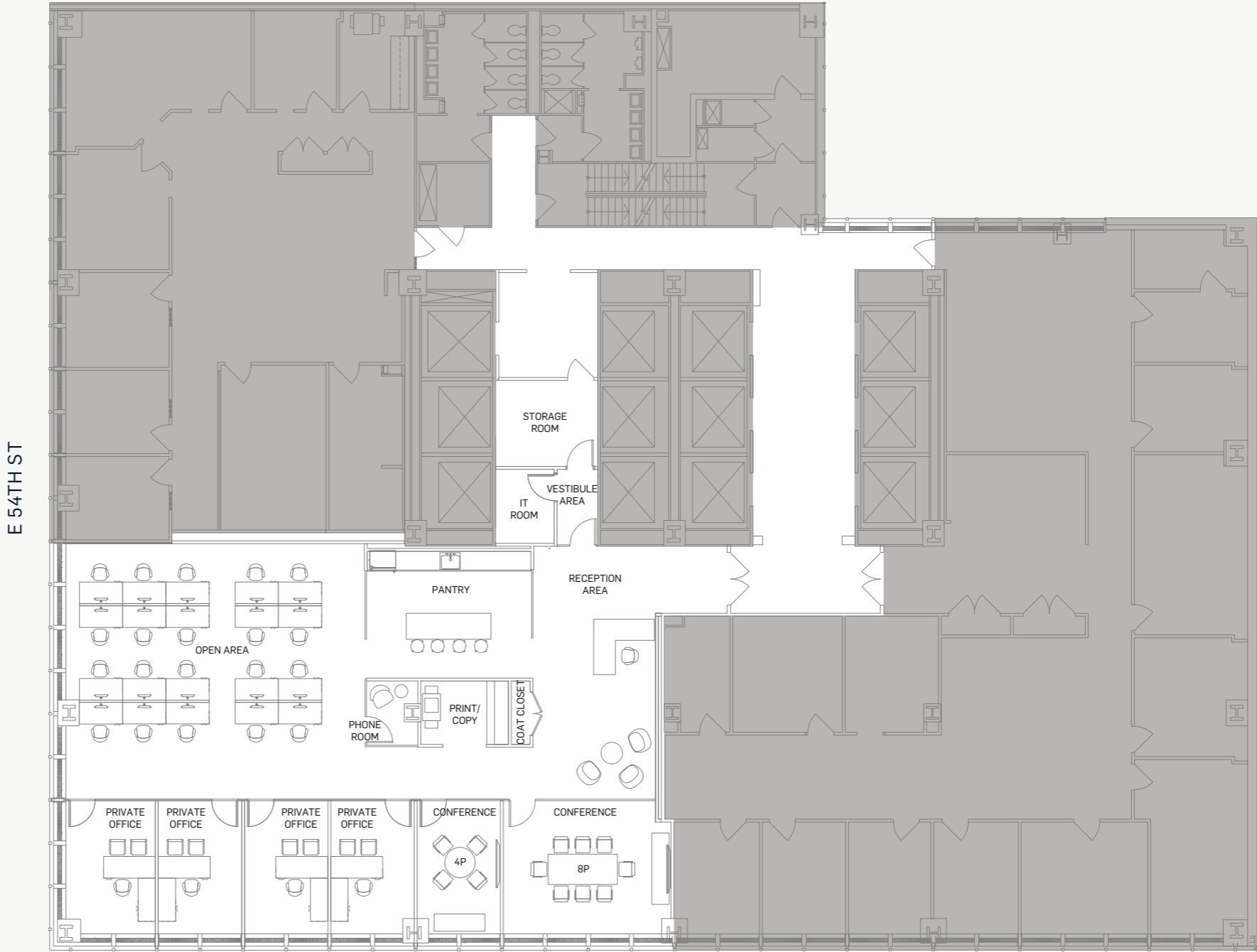
900  
THIRD AVE

## PERSONNEL

SPACE TYPE	PLAN
Private Office	4
Open Bench Stations	20
Receptionist	1
<b>TOTAL</b>	<b>25</b>

## COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (8 ppl)	1
Conference (4 ppl)	1
Pantry Area	1
Phone Room	1
Print/Copy Room	1
IT Room	1
Coat Closet	1



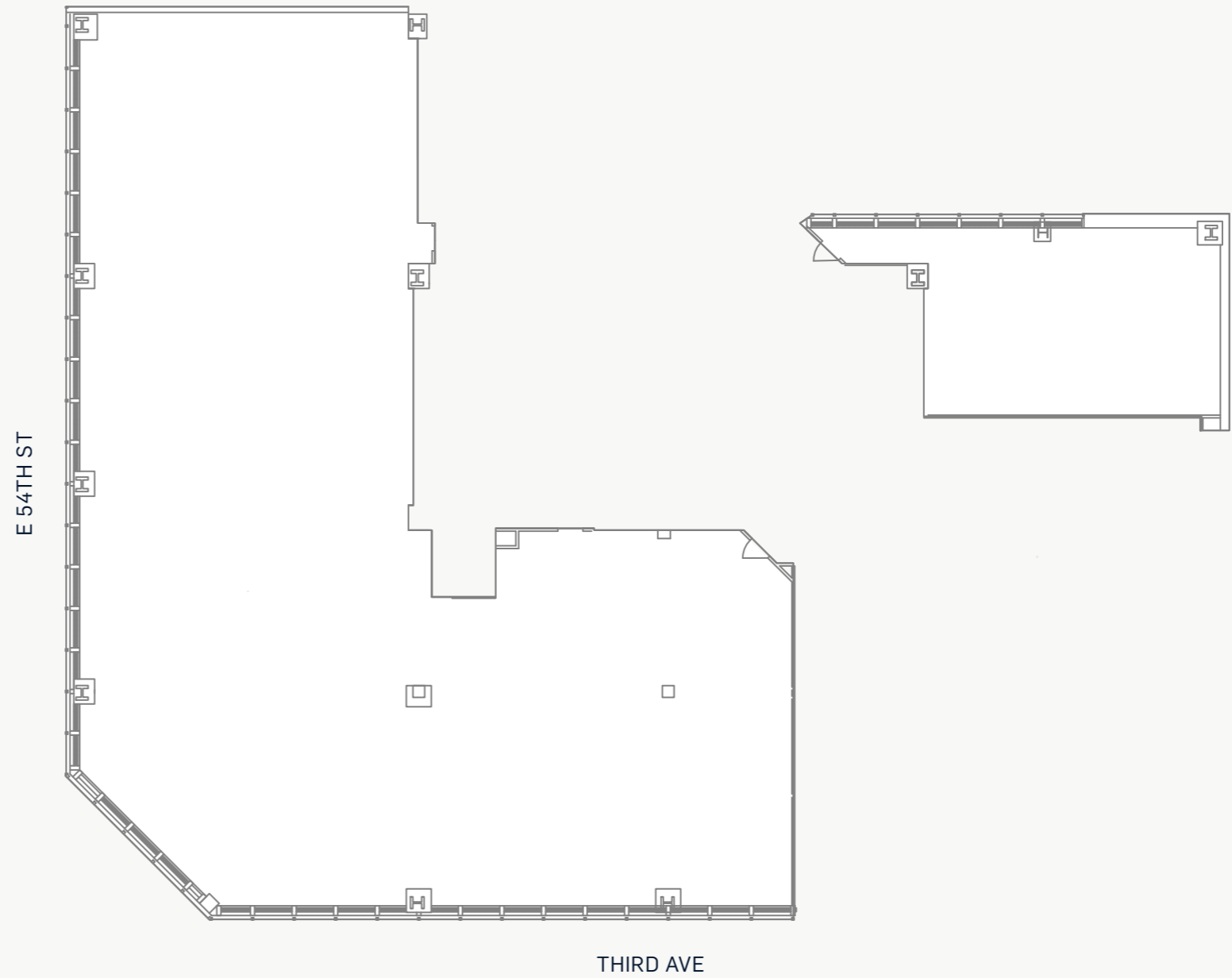
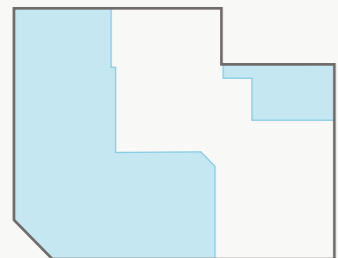
THIRD AVE



# 2ND FLOOR 16,951 RSF

Available Now

900  
THIRD AVE





# AMENITIES

# CONCOURSE LEVEL PARAMOUNT CLUB

The new Paramount Club at 1301 Avenue of the Americas is available exclusively to tenants within Paramount's New York portfolio.

900  
THIRD AVE



Boardroom



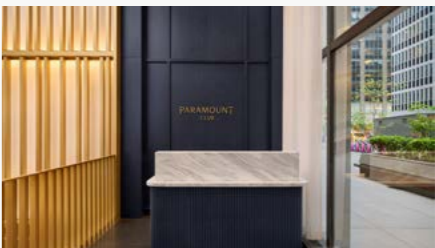
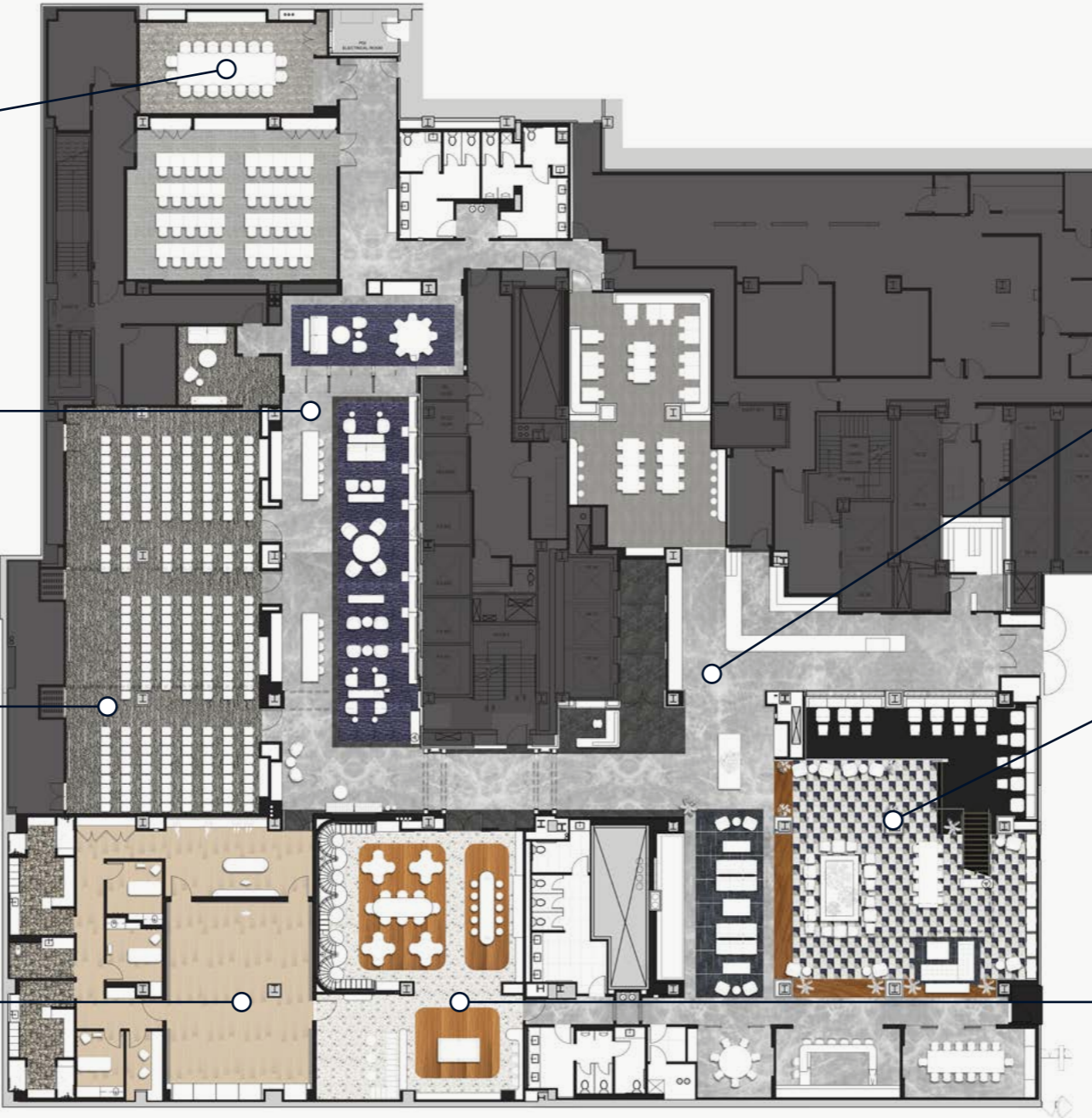
Business lounge



Auditorium



Wellness studio



Reception – street level



Paramount Café



Atrium



Game room

SIXTH AVENUE

WEST 52ND STREET



---

Street level entrance to  
Paramount Club



---

Concourse level atrium



---

# Main Entrance



---

# Private Dining



---

Atrium Bar



---

Paramount Café



Game room



---

Boardroom



Business lounge



---

# Auditorium



Wellness studio



# BUILDING SPECS

---

## GENERAL DESCRIPTION

<b>Owner</b>	900 Third Avenue, L.P.
<b>Managing Agent</b>	Paramount Group, Inc.
<b>Year Completed</b>	1983
<b>Lobby Renovation</b>	Completed in 2017



---

## CONSTRUCTION DETAILS

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

---

## ORIGINAL DESIGN AND CONSTRUCTION

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

---

## AREA AMENITIES

### Location

The building is located at the northwest corner of East 54th Street and Third Avenue—5 blocks away from 1301 Avenue of the Americas. The main entrance is on the west side of Third Avenue between East 54th and East 55th Streets.

### Paramount Tenant Amenity Center

Paramount Group is in the process of creating a large-scale conference and amenity center on the ground and concourse levels of 1301 Avenue of the Americas. The center will be available exclusively to tenants within Paramount's New York portfolio, and it will feature elevated food service offerings, lounge/breakout areas, and large, flexible meeting rooms capable of accommodating capacities of over 200 seats.

---

## 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).

# BUILDING SPECS CONT.

---

## 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

<b>Manufacturer</b>	Otis Elevator
<b>Number of Elevators</b>	13
<b>Elevator Capacity</b>	Passenger: 3,500 lbs. Freight: 4,000 lbs. Penthouse: 2,500 lbs.
<b>Elevator Speed</b>	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.



# PARAMOUNT GROUP

Paramount Group, Inc. is a real estate investment and management firm with in-house 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 10.4 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)

## FOR LEASING INFORMATION, PLEASE CONTACT:

### **John Cefaly**

Direct: +1 212 841 5977

Mobile: +1 917 414 0437

[john.cefaly@cushwake.com](mailto:john.cefaly@cushwake.com)

### **Bruce Mosler**

Direct: +1 212 841 7900

Mobile: +1 917 763 8111

[bruce.mosler@cushwake.com](mailto:bruce.mosler@cushwake.com)

### **Ethan Silverstein**

Direct: +1 212 698 2694

Mobile: +1 203 415 6372

[ethan.silverstein@cushwake.com](mailto:ethan.silverstein@cushwake.com)

### **Ron LoRusso**

Direct: +1 212 841 7979

Mobile: +1 201 390 8196

[ron.lorusso@cushwake.com](mailto:ron.lorusso@cushwake.com)

### **Paige Engeldrum**

Direct: +1 212 841 7740

Mobile: +1 631 332 6700

[paige.engeldrum@cushwake.com](mailto:paige.engeldrum@cushwake.com)

### **Peter Kerans**

Direct: +1 212 841 7662

Mobile: +1 914 772 8120

[peter.kerans@cushwake.com](mailto:peter.kerans@cushwake.com)



[900third.com](http://900third.com)