



900

THIRD AVE



TAILORED TO EVERY TENANT

900
THIRD AVE

CEILING HEIGHT

12' 8"

FLOOR PLATES

18,000 SF

COLUMN SPACING

30'

360°

**PANORAMIC
VIEWS**

SHARED ACCESS TO

**ELECOR 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.

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

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

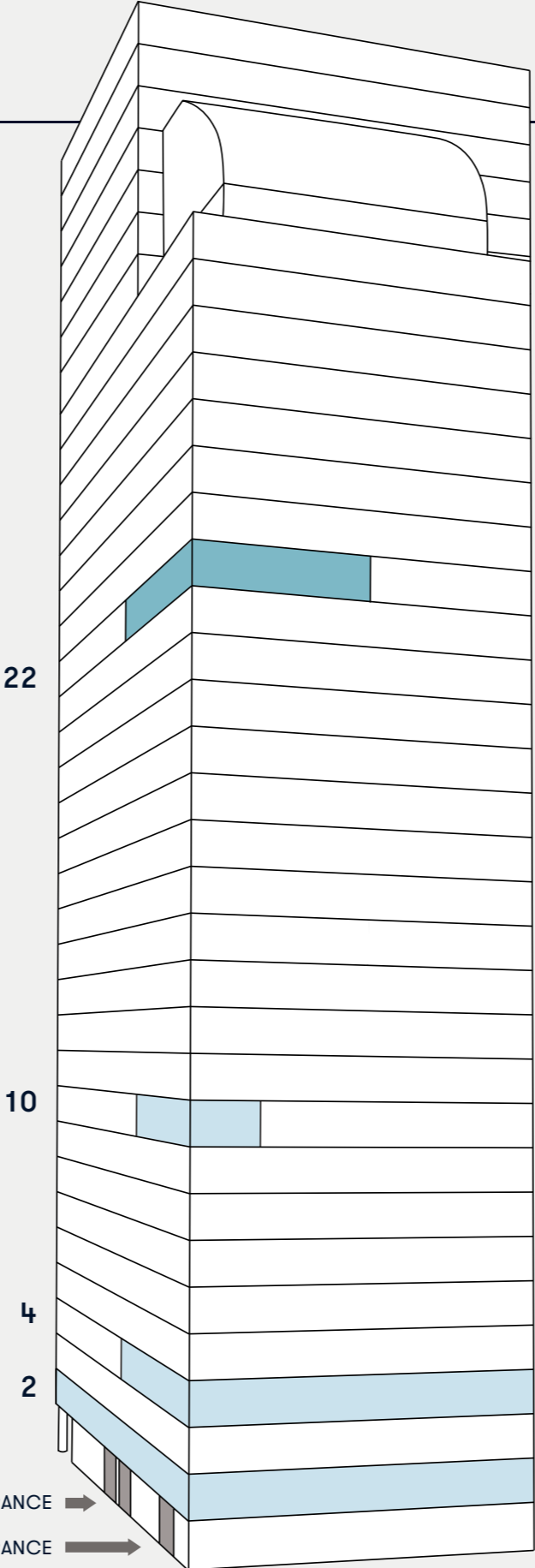
Grand Central
Terminal

-  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

ENTIRE 2ND FLOOR CREATIVE / FINANCIAL OFFICE LAYOUT

16,951 RSF

900
THIRD AVE

PERSONNEL

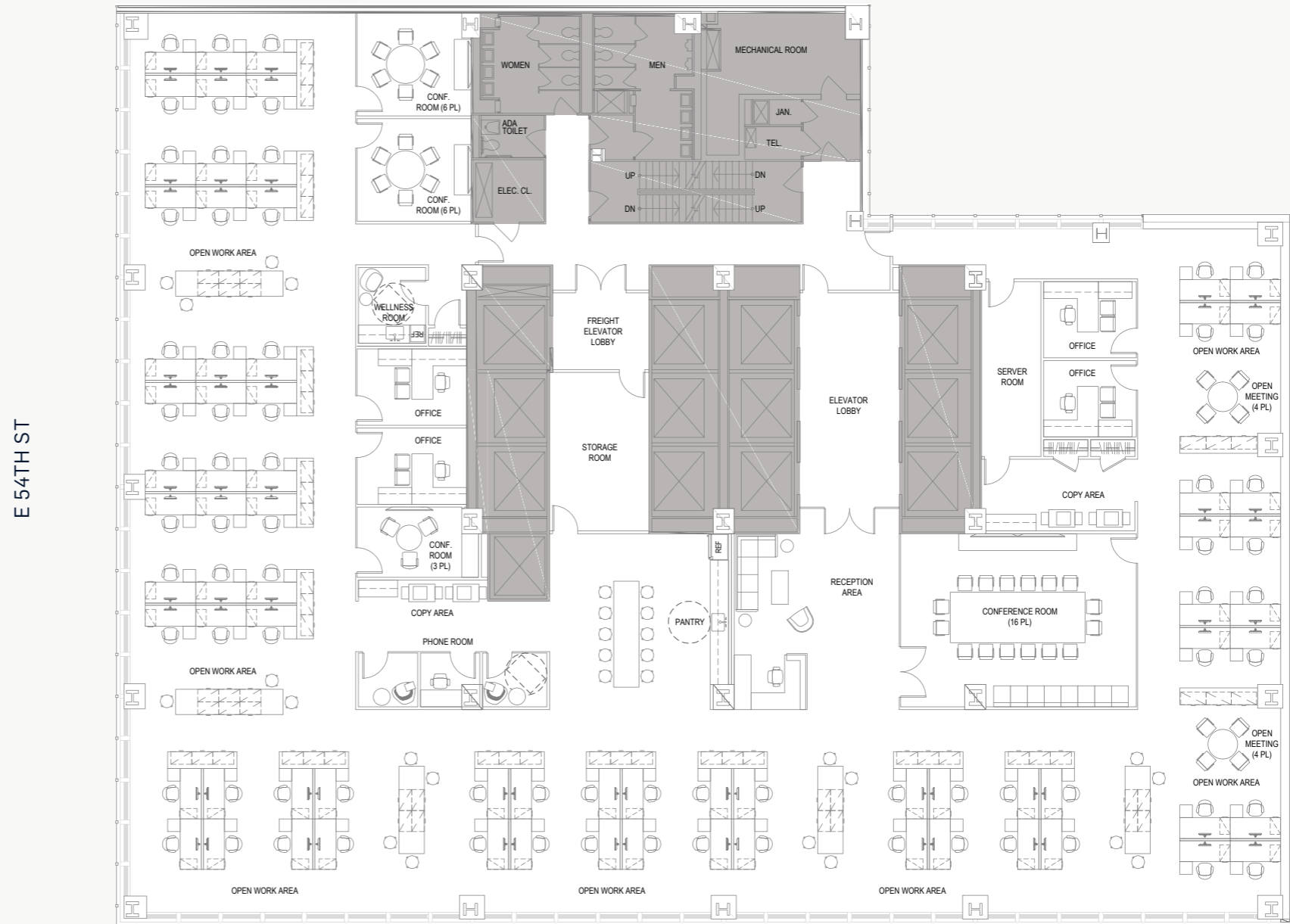
SPACE TYPE	PLAN
Private Office	4
Workstations	74
Receptionist	1
TOTAL	79

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (16 ppl)	16
Conference (6 ppl)	12
Conference (3 ppl)	3
Phone Room	
Coat Closets	3
Open	
Meeting (4 ppl)	8
TOTAL	42

SUPPORT

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



THIRD AVE

ENTIRE 2ND FLOOR OFFICE INTENSIVE LAYOUT

16,951 RSF

900
THIRD AVE

PERSONNEL

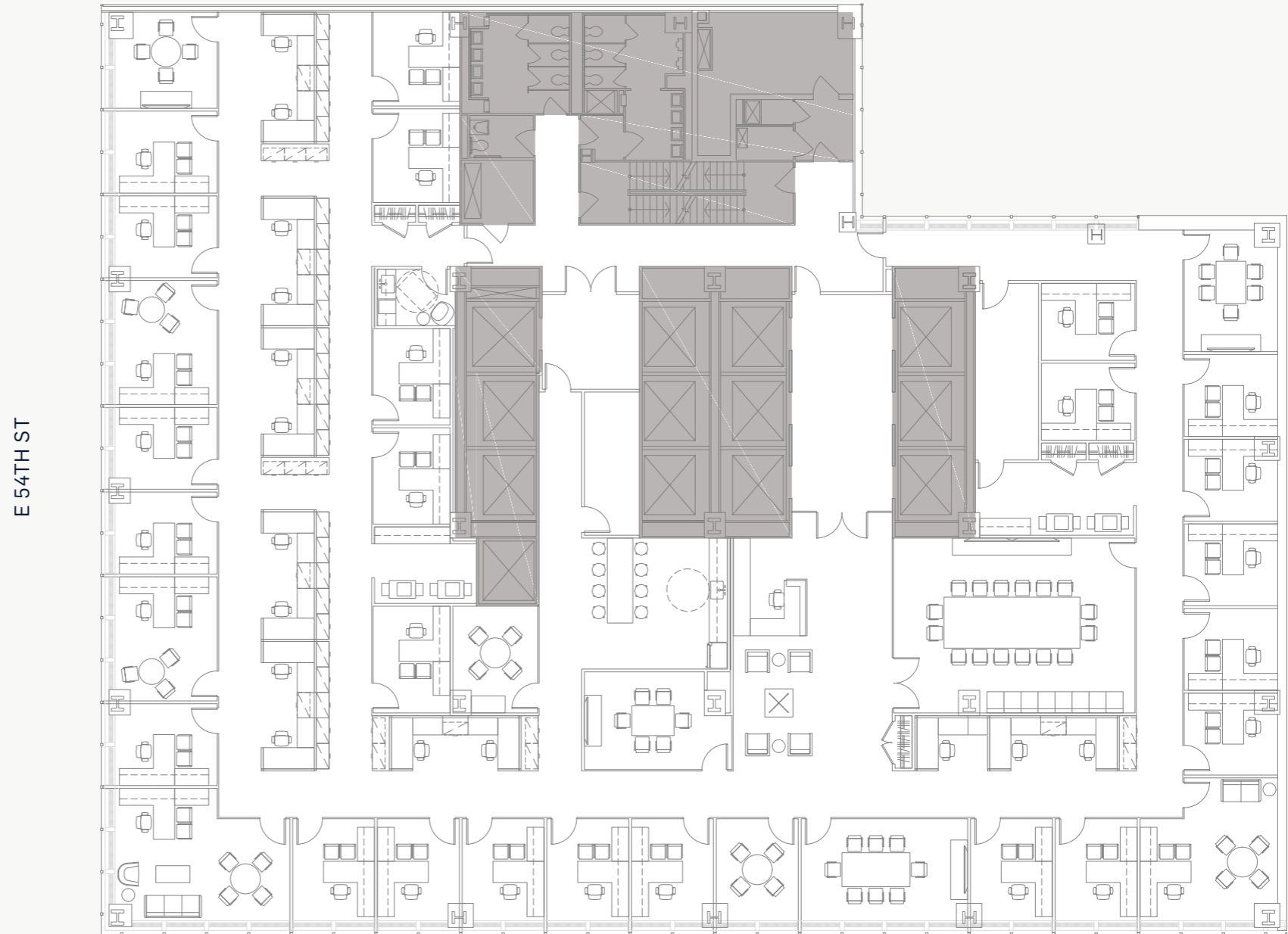
SPACE TYPE	PLAN
Private Office A	4
Private Office B	4
Private Office C	4
Private Office D	4
Workstations	74
Receptionist	1
TOTAL	79

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference	16
Conference	8
Conference	12
Conference	12
TOTAL	48

SUPPORT

SPACE TYPE	PLAN
Reception	1
Pantry	1
Storage	1
Wellness Room	1
Copy/Print Area	2
Coats	5
Server Room	1

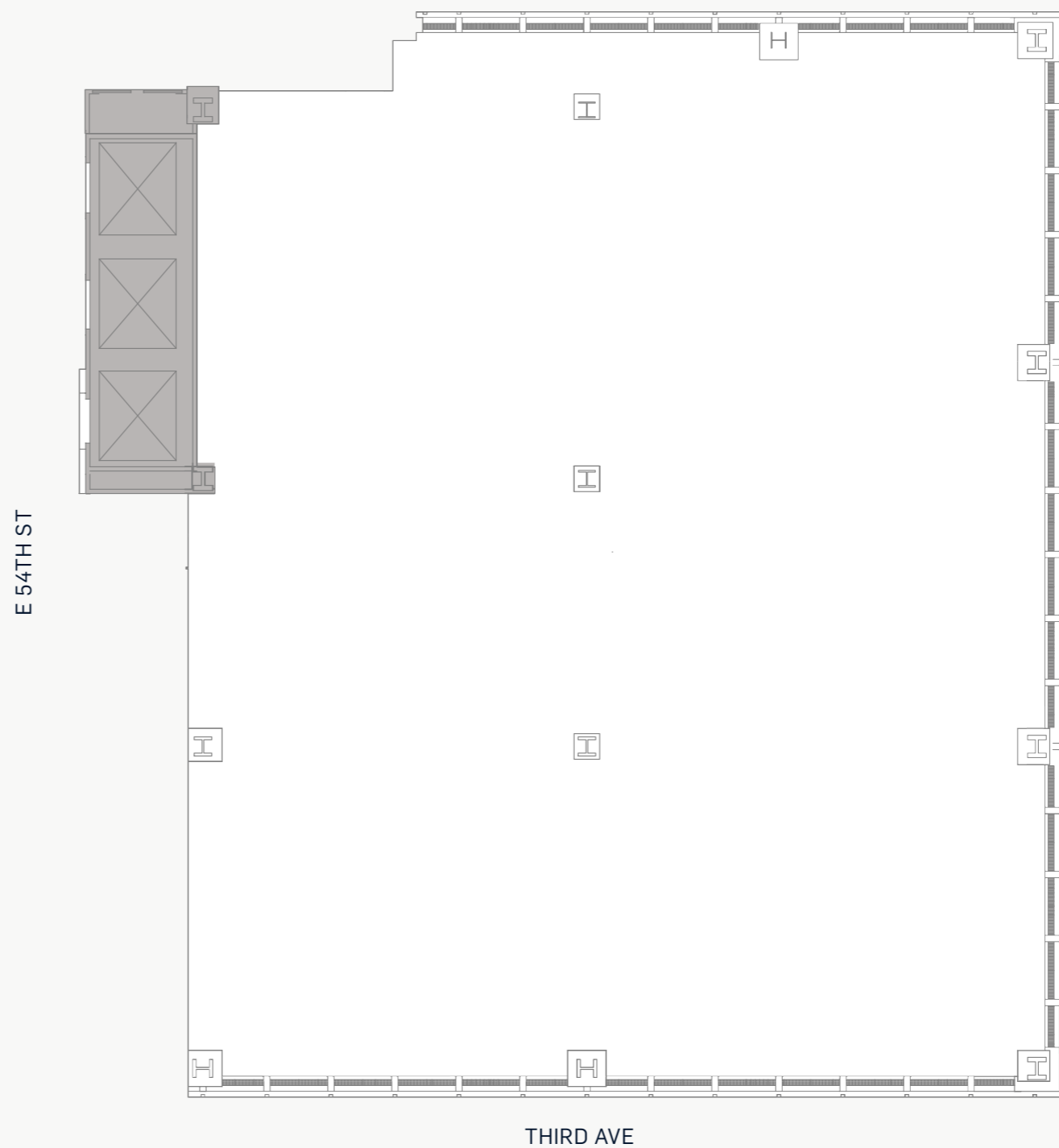
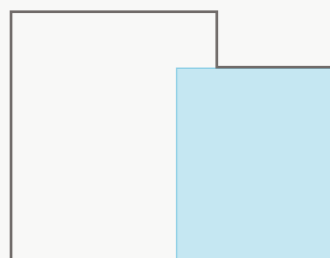


THIRD AVE

PARTIAL 22ND FLOOR CORE + SHELL

8,944 RSF

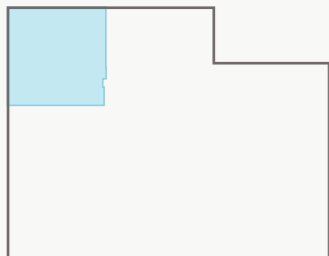
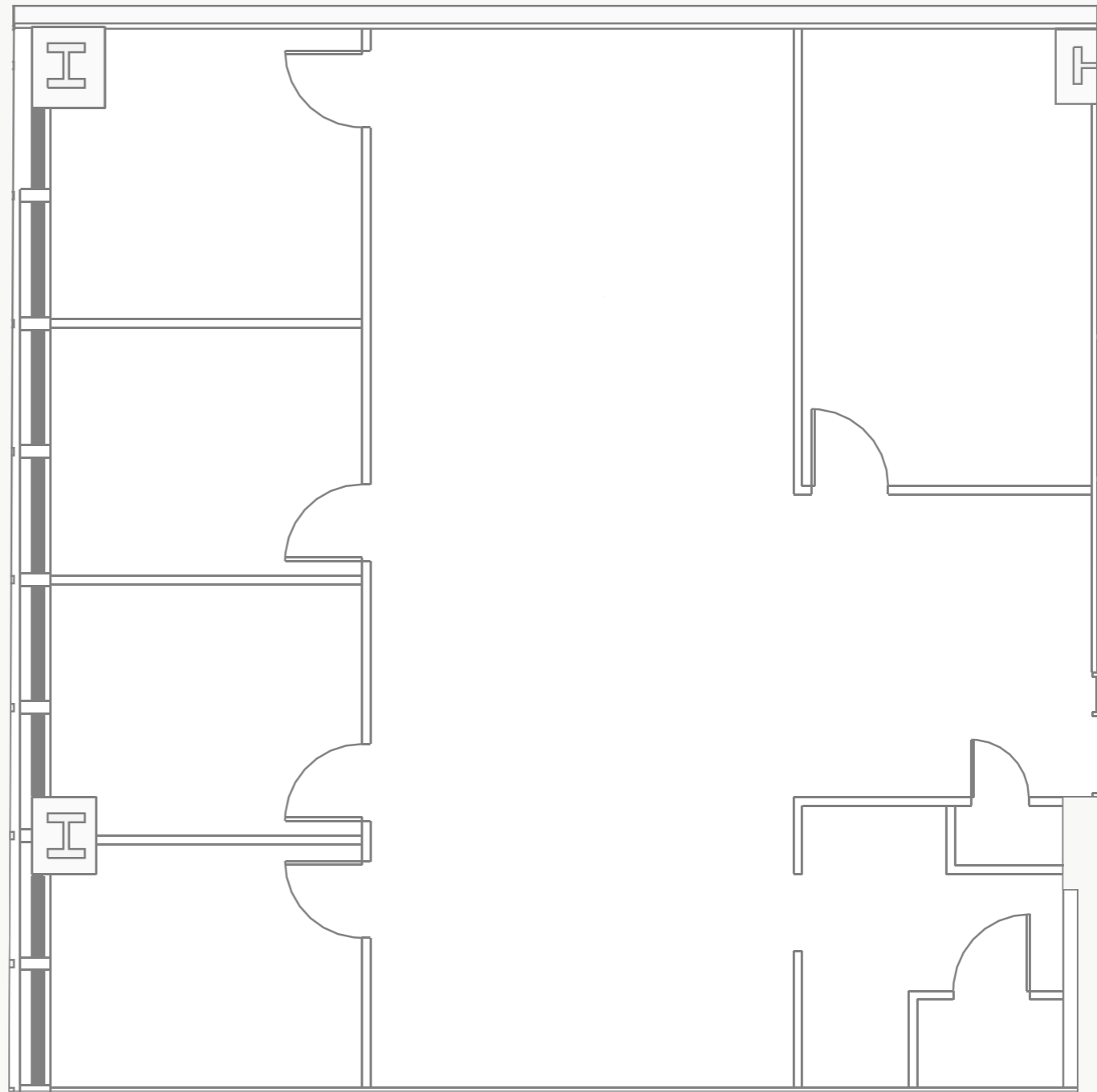
900
THIRD AVE



10TH FLOOR AS-BUILT

2,890 RSF

900
THIRD AVE



PARTIAL 4TH FLOOR HIGH-END PRE-BUILT

5,864 RSF

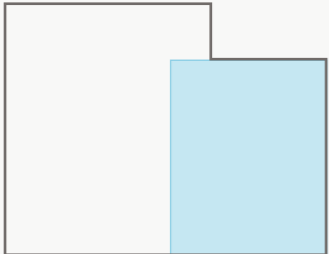
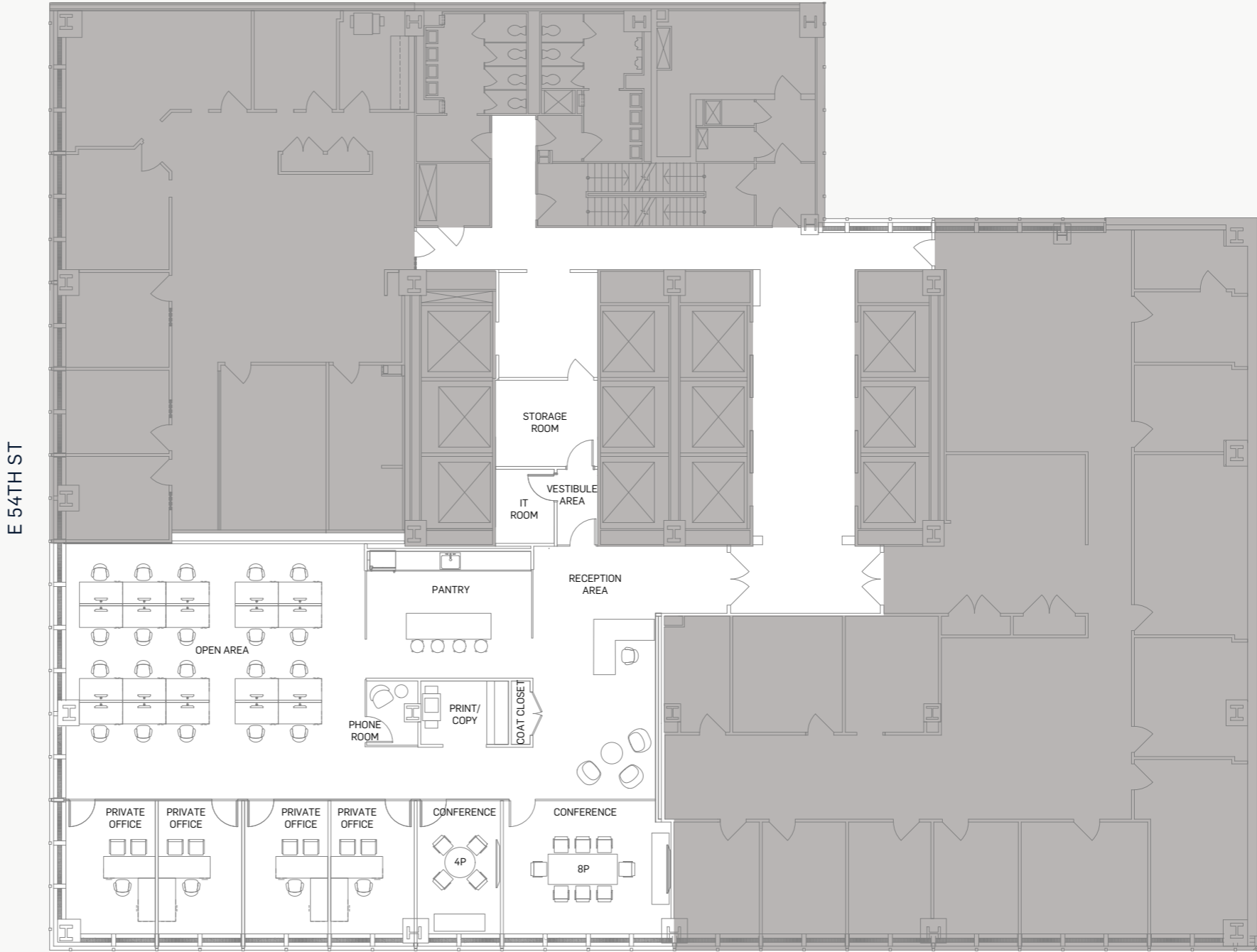
900
THIRD AVE

PERSONNEL

SPACE TYPE	PLAN
Private Office	4
Open Bench Stations	20
Receptionist	1
TOTAL	25

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



PARTIAL 4TH FLOOR HIGH-END PRE-BUILT

7,151 RSF

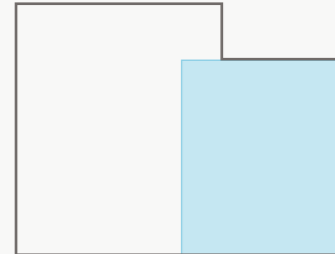
900
THIRD AVE

PERSONNEL

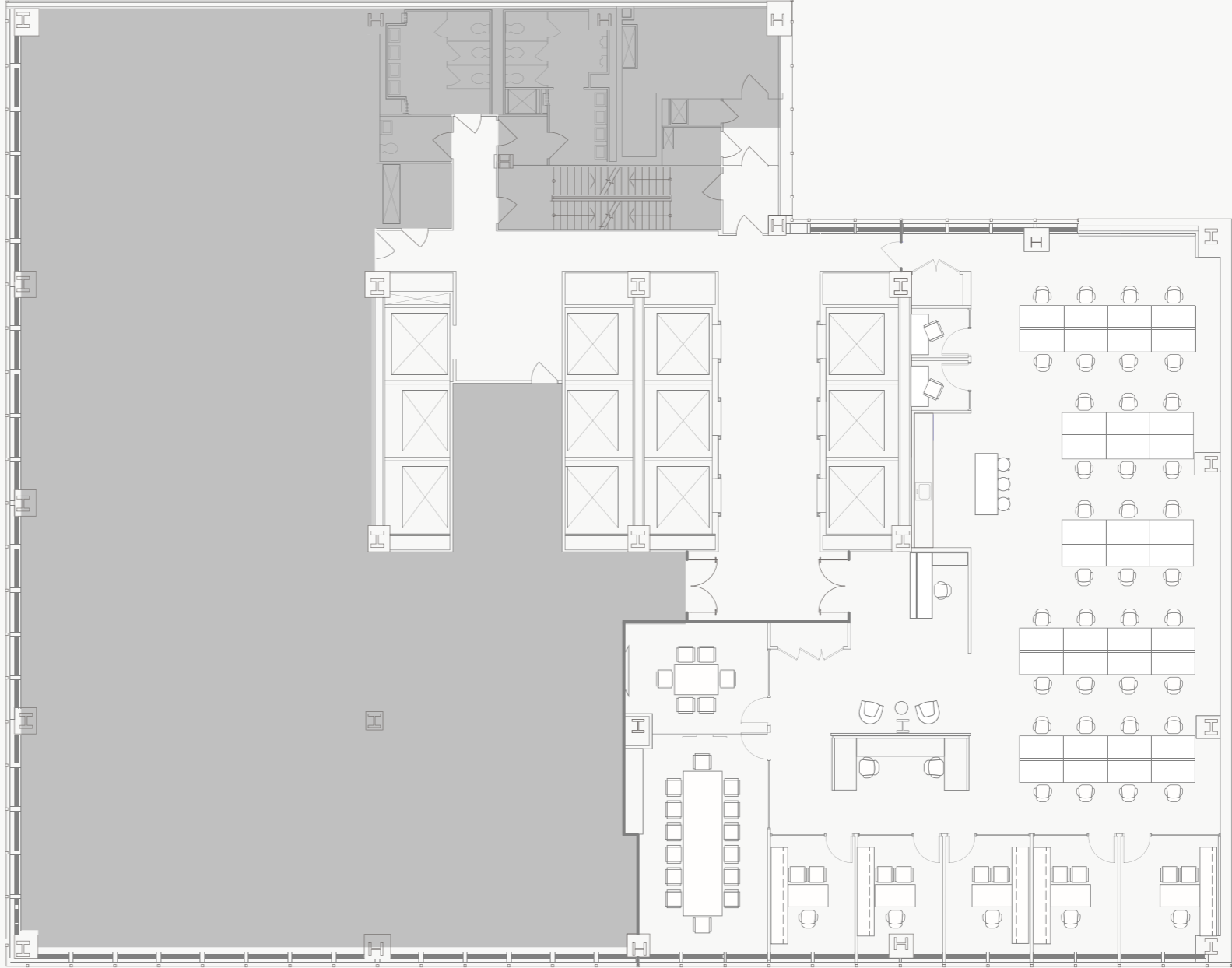
SPACE TYPE	PLAN
Private Office	5
Open Bench Stations	36
Receptionist	1
TOTAL	25

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (14 ppl)	1
Conference (6 ppl)	1
Pantry Area	1
Phone Room	3
Print/Copy Room	1
IT Room	1
Coat Closet	1



E 54TH ST



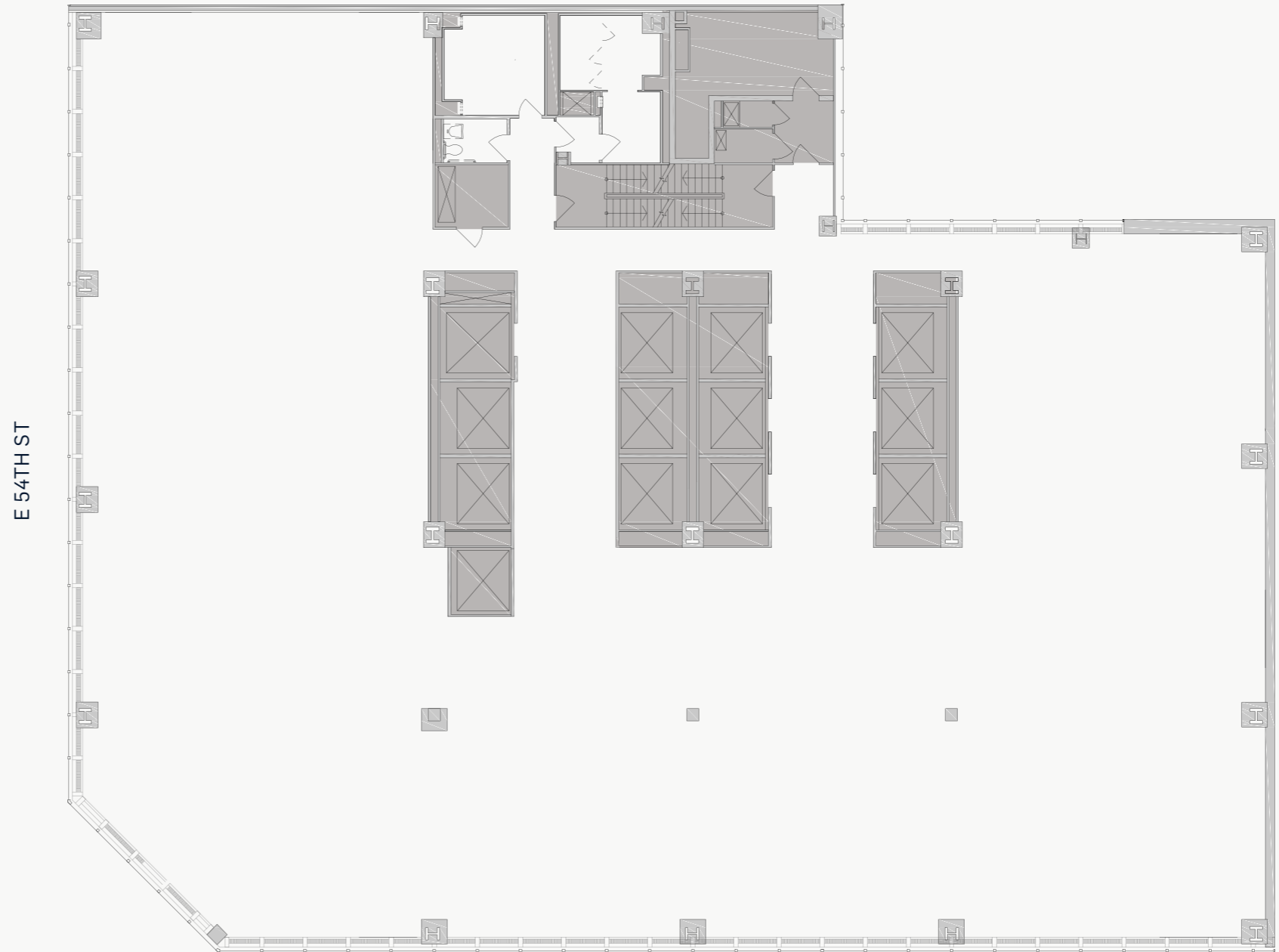
THIRD AVE



2ND FLOOR CORE+SHELL

16,951 RSF

900
THIRD AVE



THIRD AVE





AMENITIES

CONCOURSE LEVEL PARAMOUNT CLUB

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

900
THIRD AVE



Boardroom



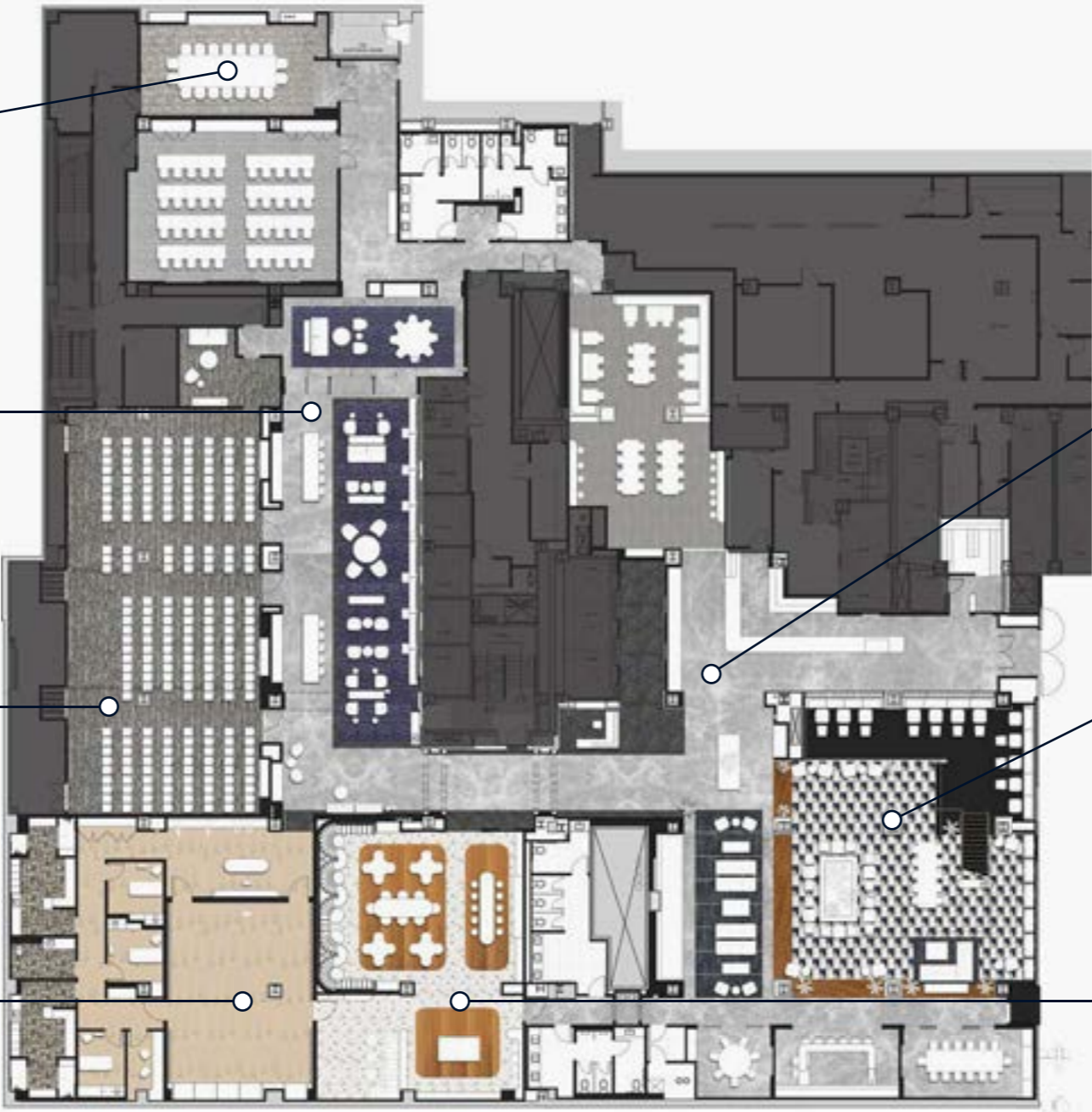
Business lounge



Auditorium



Wellness studio



Reception – street level



Paramount Café



Atrium



Game room

SIXTH AVENUE

WEST 52ND STREET



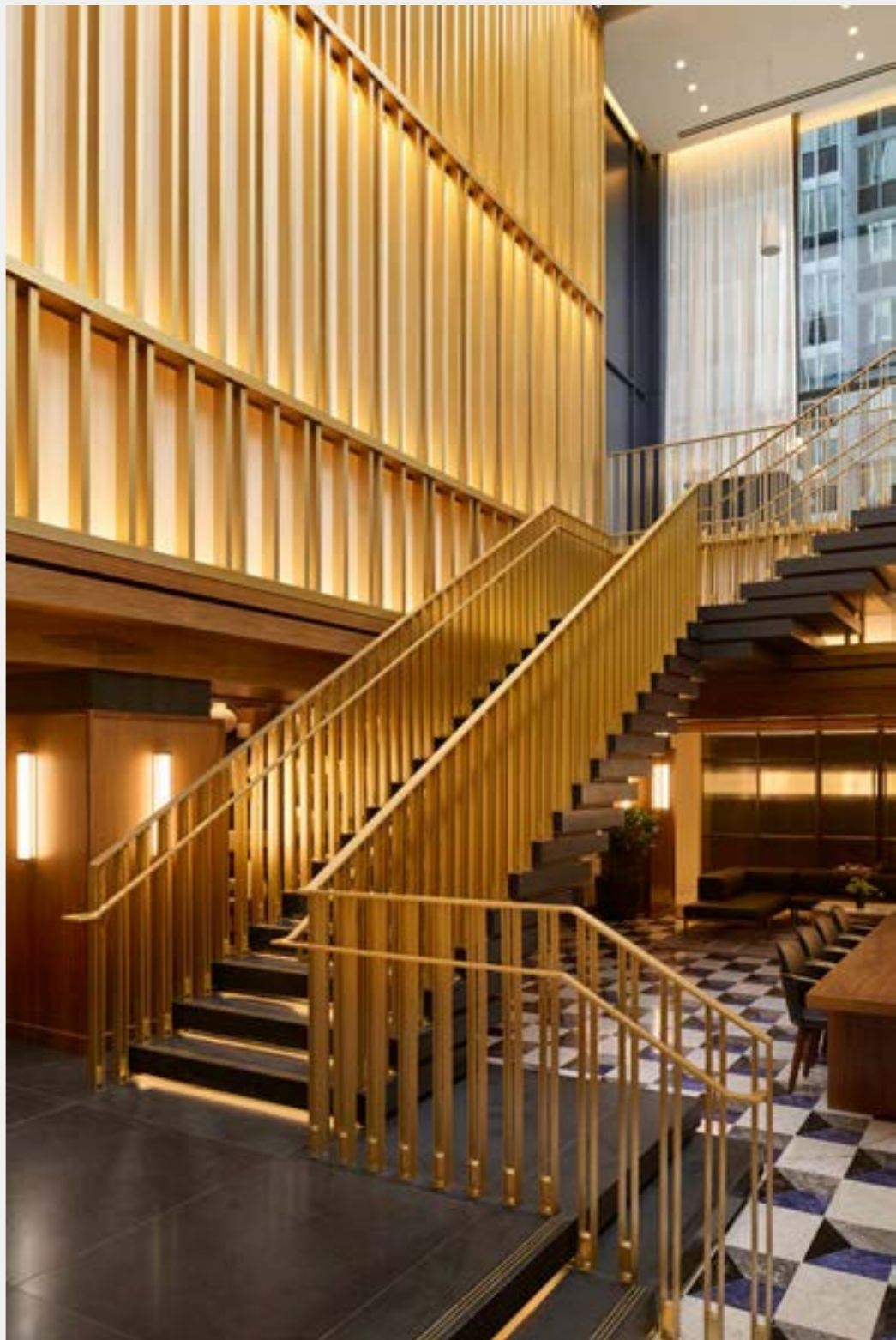
Street level entrance to
Paramount Club



Concourse level atrium



Main Entrance



Private Dining



Atrium Bar



Paramount Café



Game room



Boardroom



Business lounge



Auditorium



Wellness studio



BUILDING SPECS

GENERAL DESCRIPTION

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.

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.

Elecor Properties Tenant Amenity Center

Elecor Properties 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 Elecor Properties'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

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.



ELECOR

PROPERTIES

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.

elecorproperties.com

FOR LEASING 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 LoRusso

Direct: +1 212 841 7979
Mobile: +1 201 390 8196
ron.lorusso@cushwake.com

Daniel Organ

Direct: +1 212 8417 720
Mobile: +1 516 6505 300
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



900third.com