



1345

Avenue of the Americas

BUILDING INFORMATION

Located between 54th and 55th Streets, this Emery Roth & Sons-designed space contains two million square feet across 50 stories. It boasts fabulous views of Central Park, an on-site garage, state-of-the-art security, and close proximity to Fortune 500 neighbors and some of the city's finest hotels and restaurants, including Osteria del Circo, which is managed by the owners of New York's famed Le Cirque. The adjacent Fisher Park, a serene public space, offers respite and repose from the hustle of the Ziegfeld Theater and the bustle of Sixth Avenue.

Marc Packman

Managing Director, Head of Leasing

P. 212.940.6255

E. mpackman@fisherbrothers.com

Clark Briffel

Director of Leasing

P. 212.940.6821

E. cbriffel@fisherbrothers.com

Charles P. Laginestra

Director of Leasing

P. 212.940.6890

E. claginestra@fisherbrothers.com

Year Constructed

1969

Number Of Floors

50

Total Rentable Area

1,998,994 rentable sq. ft.

Floor Sizes

27,638 to 44,021 rentable sq. ft.

Floor Load

50 lb./sq. ft.

Building Security

Certified Fire Safety Directors (most retired law enforcement officers) are on duty 24 hours a day. Building access is controlled by Fisher Brothers employed guards who supervise a system of optical turnstiles activated by proximity ID cards. Surveillance equipment monitors activity in the lobby, elevators, around the perimeter of the property and in the Loading Dock.

Ceiling Heights

12'1" to 14'11"

Column Spacing

North/South - 23'6", East/West - 26'5"

Elevators

30 Schindler gearless passenger elevators, 1 convenience elevator, 4 freight elevators, 1 dedicated service elevator between the 49th and 50th floors

Exterior Finish

Curtain wall construction with duranodic aluminum finish and 1/2 inch spandrel glass.

Electrical

Provided by Con Edison by was of six 5000 ampere electrical services. Lease provides for 6 watt/usable sq. ft. Power is distributed from two electric closets on each floor.

Telecommunications

Platinum-Level Wired Certification. Providers include AboveNet/Zayo Group, AT&T/Teleport Communications Group, Cablevision/Lightpath, Cogent, Light Tower, Level 3, Time Warner Cable and Verizon Business.

Fiber Optics

The installation of a Distributed Antenna System ("DAS") is forthcoming, thereby increasing the bandwidth for wireless devices.