

745

FIFTH AVENUE



PARAMOUNT
GROUP

745FIFTHNYC.COM



This elite 35-story Plaza District building, located steps from Central Park and directly across from the Plaza Hotel, features an impressive art deco lobby and sweeping views of Central Park and Grand Army Plaza.

[Location](#)

[Availabilities](#)

[Floor Plans](#)

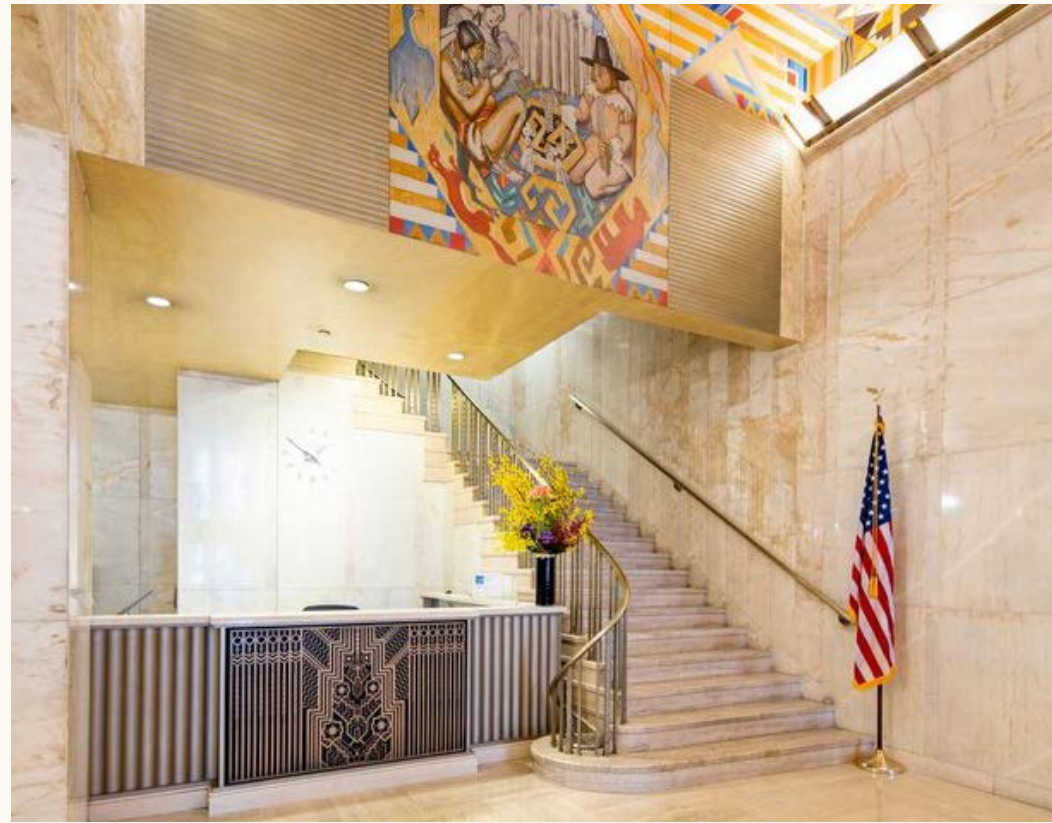
[Building Specs](#)

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CENTRAL PARK LOCATION

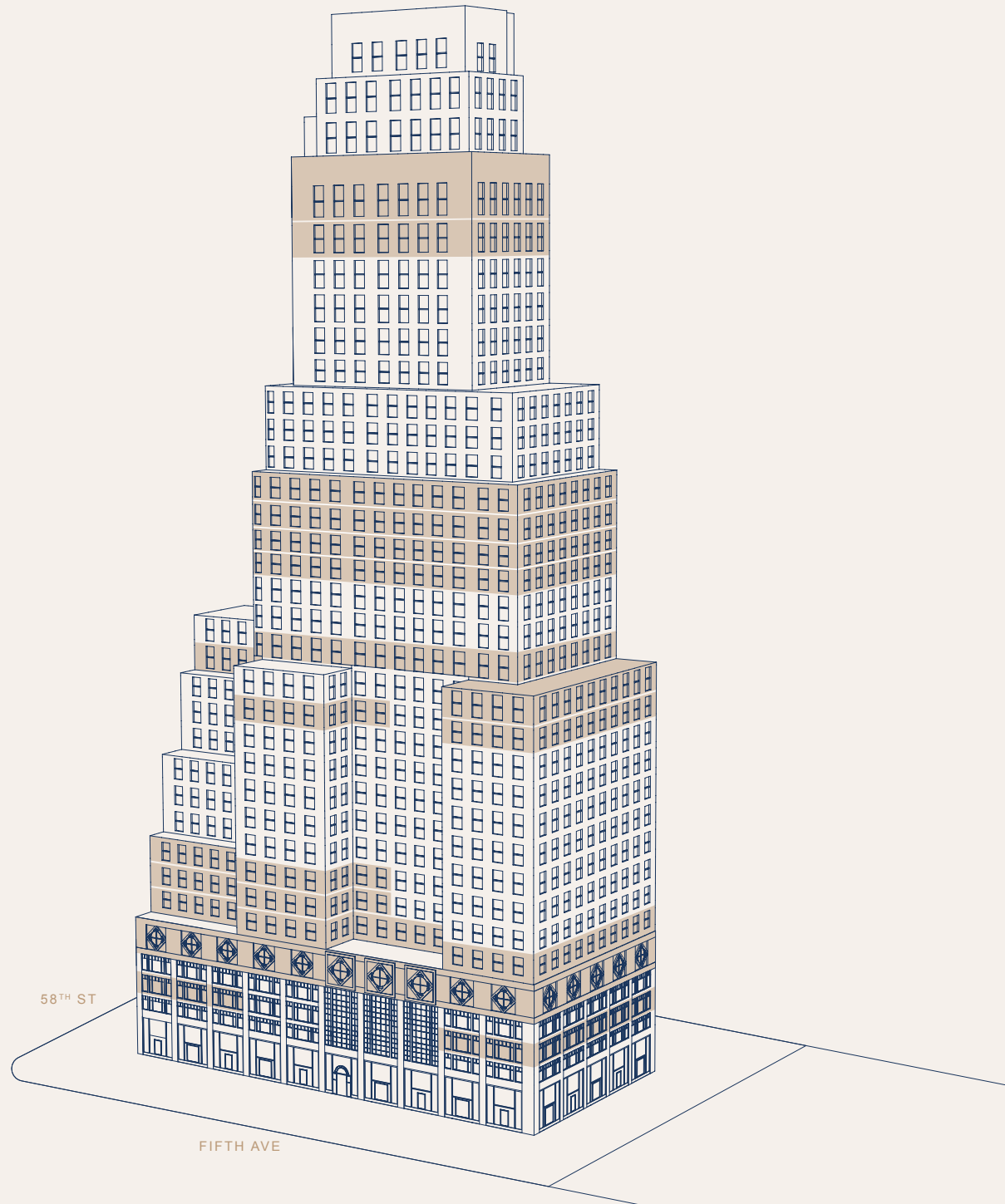






Availabilities

FLOOR 33RD	ENTIRE FLOOR	6,200 SF
FLOOR 32ND	ENTIRE FLOOR	6,200 SF
FLOOR 24TH	ENTIRE FLOOR	13,448 SF
FLOOR 23RD	ENTIRE FLOOR	13,818 SF
FLOOR 22ND	ENTIRE FLOOR	13,811 SF
FLOOR 21ST	ENTIRE FLOOR	14,048 SF
FLOOR 18TH	ENTIRE FLOOR	14,427 SF
FLOOR 17TH	PARTIAL FLOOR	9,073 SF
FLOOR 16TH	PARTIAL FLOOR	4,000 SF
FLOOR 16TH	PARTIAL FLOOR	5,715 SF
FLOOR 9TH	PARTIAL FLOOR	10,324 SF
FLOOR 8TH	PARTIAL FLOOR	10,324 SF
FLOOR 7TH	ENTIRE FLOOR	22,624 SF
FLOOR 6TH	ENTIRE FLOOR	26,781 SF
FLOOR 4TH	PARTIAL FLOOR	2,182 SF
FLOOR 4TH	PARTIAL FLOOR	8,434 SF

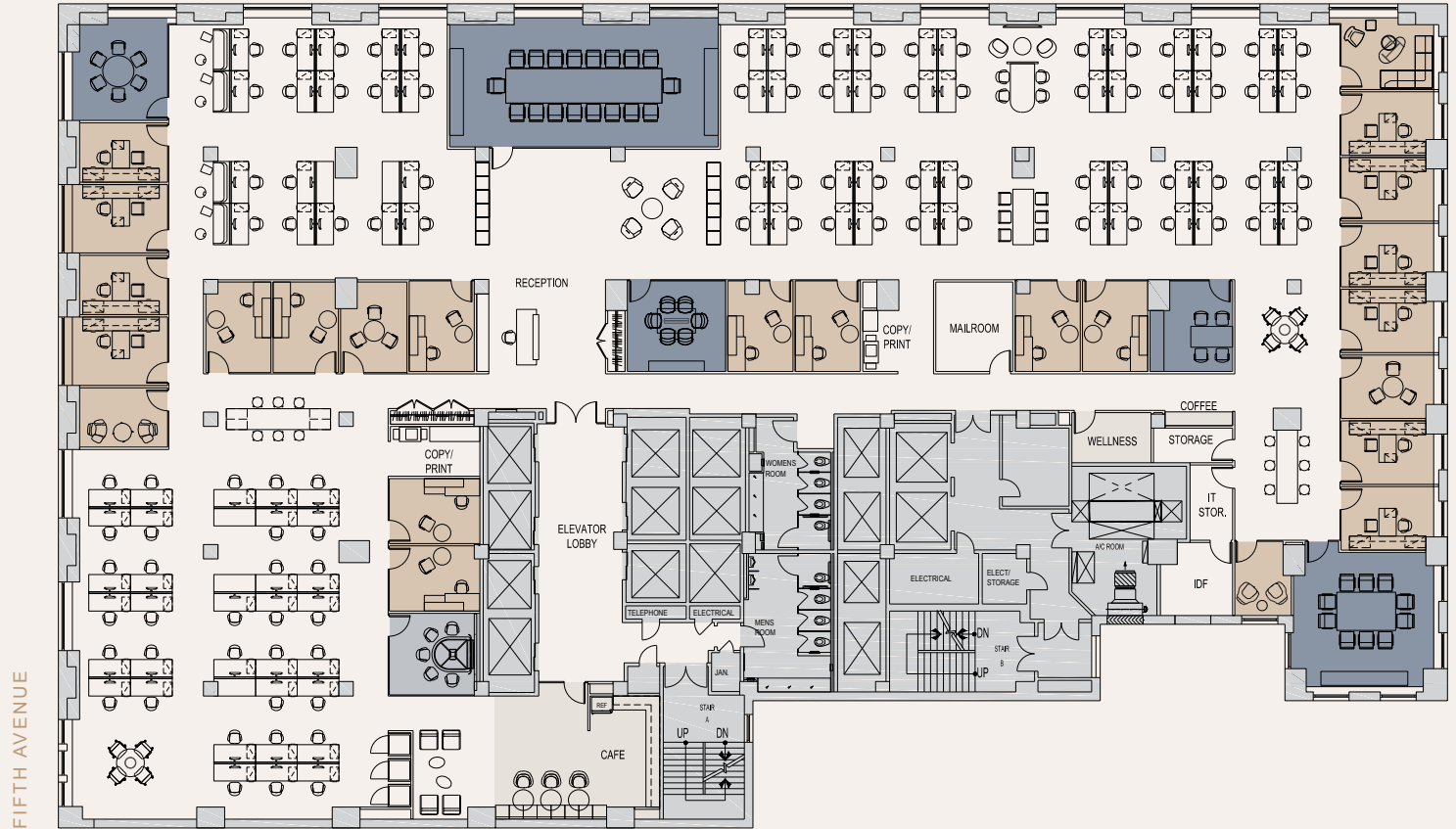


6th Floor Open/Office Hybrid Test-Fit

26,781 RSF

58TH STREET

RSF/SEAT	222
TOTAL SEAT COUNT	119
OFFICES	19
WORKSTATIONS	99
OTHER	1
OPEN/CLOSED	84% : 16%
TOTAL COLLABORATION SEATS	121
ENCLOSED COLLABORATION SEATS	79
OPEN COLLABORATION SEAT	42
COLLABORATION RATIO/SEAT	1.02 : 1

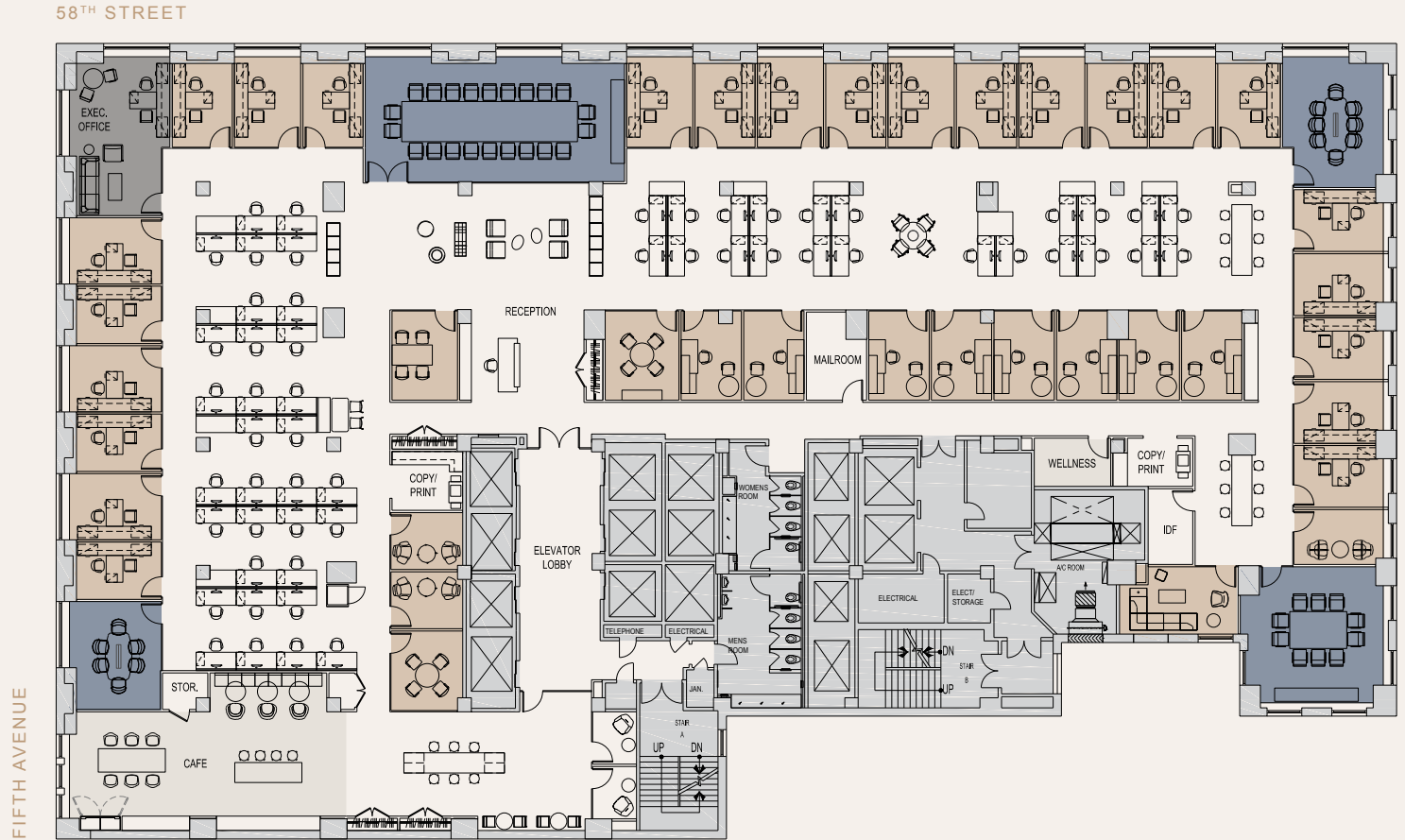


● CONFERENCE ROOMS ● MEETING ROOMS ● AMENITIES

6th Floor Perimeter Office Test-Fit

26,781 RSF

RSF/SEAT	297
TOTAL SEAT COUNT	89
OFFICES	34
WORKSTATIONS	54
OTHER	1
OPEN/CLOSED	62% : 38%
TOTAL COLLABORATION SEATS	92
ENCLOSED COLLABORATION SEATS	50
OPEN COLLABORATION SEAT	42
COLLABORATION RATIO/SEAT	1.03 : 1



7th Floor

22,624 RSF



7th Floor Open/Office Hybrid Test-Fit

22,624 RSF

RSF/SEAT	247
TOTAL SEAT COUNT	92
OFFICES	18
WORKSTATIONS	73
OTHER	1
OPEN/CLOSED	80% : 20%
TOTAL COLLABORATION SEATS	121
OPEN COLLABORATION SEAT	64
COLLABORATION RATIO/SEAT	1.32 : 1



7th Floor Perimeter Office Test-Fit

22,624 RSF

RSF/SEAT	291
TOTAL SEAT COUNT	78
OFFICES	24
WORKSTATIONS	53
OTHER	1
OPEN/CLOSED	69% : 31%
TOTAL COLLABORATION SEATS	90
ENCLOSED COLLABORATION SEATS	62
OPEN COLLABORATION SEAT	28
COLLABORATION RATIO/SEAT	1.15 : 1



- GREEN SPACE
- EXECUTIVE OFFICES
- CONFERENCE ROOMS
- MEETING ROOMS
- AMENITIES

17th Floor Perimeter Office Test-Fit

9,073 RSF



Building Specs

OWNER

WvF-Paramount 745 Property, L.P.

MANAGING AGENT

Paramount Group, Inc.

YEAR COMPLETED

1930, major redevelopment in 1989

GROSS BUILDING AREA

502,452 rentable square feet

341,886 usable square feet

LOCATION

The building is located on the corner of 58th Street and 5th Avenue, at the Southeast corner of Central Park in the Plaza District of Manhattan. The building is conveniently located close to diverse restaurants, hotels and shopping.

ARCHITECT

Buchman & Kahn

NUMBER OF FLOORS

36

FLOOR LAYOUT

Rectangular building footprint, about 118' along Fifth Ave. by 200' along 58th St. Floors change layout 14 times due to large number of setbacks.

TYPICAL FLOOR SIZE

Floor plates vary with lower floors at about 24,000 sf to about 3,500 sf for the uppermost floors.

FLOOR LOAD CAPACITY

Design live load is 120 PSF

Design dead load is 61 PSF

FULL FLOOR LOSS FACTORS

Varies

WINDOWS

The windows consist of double glazed, double hung, aluminum frames which can be opened.

MULLION SPACING

N/A

EXTERIOR

Façade clad with black polished Cambrian granite on the 1st and 2nd stories. The retail store fronts are accented by extruded bronze and stainless steel frames. Floors 3 to 7 are finished with limestone and glazed brick is used above the 7th floor with glazed precast stone details and ornamentation on the parapet walls.

TYPICAL SLAB HEIGHTS

Slab-to-slab heights vary in the building as follows:

FLOORS 1 AND 2	14	FLOOR 26 & 27	11"
FLOORS 3-6	13	FLOOR 28-33	11"
FLOORS 7-24*	11'10"	FLOOR 34	11'8"
FLOOR 25	13'10"	FLOOR 35	12'

BUILDING HEIGHT

482' 8"

STRUCTURE

Concrete encased structural steel frame with reinforced poured concrete floors and non-load bearing exterior terra cotta and brick masonry walls.

AIR CONDITIONING

The building has a central condenser water system. Each floor has one or two base building package AC units which vary in size, but range primarily from 25 tons to 35 tons. Many tenants also supplement their air conditioning with local air cooled units for above-standard loads.

EQUIPMENT ROOMS

Typical A/C Floor Layout – Floor 1 to 17, two rooms per floor.

ZONING

N/A

STANDARD HOURS OF HVAC OPERATION

Monday – Friday: 8:00 am to 6:00 pm

SUPPLEMENTAL HVAC

Air cooled, per tenant as designed

GENERAL ELECTRICITY

Located on floors 45, 11 and sub-concourse level

METHOD OF MEASURING TENANT CONSUMPTION

Many tenants are sub-metered, and others have their electrical consumption set at a fixed rate and is included in their rent.

ELECTRICAL CLOSETS

One per floor

SPRINKLER SYSTEM

The building is fully sprinklered except for electrical and elevator rooms which are protected by smoke detectors.

FIRE PANEL

A Comtrak 2000 fire panel is located in the main lobby of the building at the concierge desk, runs off a battery system, and is backed up by an emergency generator.

EMERGENCY POWER

There is a diesel powered 500kw, 563kva at 80% power factor emergency electrical generator. It provides back up power for life safety systems (emergency egress lighting, fire protection and alarm systems, fire pumps and selective elevators).

TELEPHONE DISTRIBUTION

One telephone closet per floor. The main telephone room is located on the sub-basement level.

BATHROOM LAY-OUT

Multi-tenant floors have (4, 6, 9, 12, 14, 16, 17) men's and women's rooms. Handicap bathrooms are located on floors 4, 6, 9, 16, 17.

NUMBER OF ELEVATORS

Office Tower: 12, Retail: 44, 6, 9, 16, 17.

NUMBER OF ESCALATORS

Retail: 4

ELEVATOR CAPACITIES

Office Tower: 2,700 lbs. Retail: 3,000 lbs.

ELEVATOR SIZE

3'6" wide by 7' high

NUMBER OF FREIGHT ELEVATORS

2 low rise (floors SB – 16)

1 high rise (floors SB – lobby, 16 – 34)

FREIGHT ELEVATOR CAPACITIES

Low rise 3,500 lbs.

High rise 3,000 lbs.

ELEVATOR SIZE

3'6" wide by 7' high

LOADING DOCK

The building does not have a loading dock but receives deliveries at the 12 East 58th Street entrance. Vehicles load and unload at the curb. Freight is moved along the freight service corridor to the low-rise freight elevators. Deliveries to high rise floors transfer at the basement level to the high-rise freight elevator.

PARKING

None.

TERRACES

Floors 7, 10, 14, 18, 19, 20, 24, 25, 26, 28, 34 are accessible by the adjacent tenants.

SECURITY

Uniformed security personnel and certified fire safety directors are on duty 24 hours a day, seven days a week. The building has a sophisticated camera monitoring system. All freight deliveries must be prior arranged and approved by the building management office.

TECHNOLOGY

Internet Service Providers

Lumen, Cogent Communications, Zayo Group, Pilot Fiber NY

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 / announcements and work order submissions.

Mobile Access

Apple wallet enabled, Bluetooth and NFC



Leasing Contacts

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