



900
THIRD AVE



**TAILORED TO
EVERY TENANT**

CEILING HEIGHT

12' 8"

FLOOR PLATES

18,000 SF

COLUMN SPACING

30'

360°

**PANORAMIC
VIEWS**

MODERNIZED LOBBY WITH

**PRIVATE
ENTRANCE
OPPORTUNITY**

SHARED ACCESS TO

**PARAMOUNT
TENANT
AMENITY
CENTER**

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

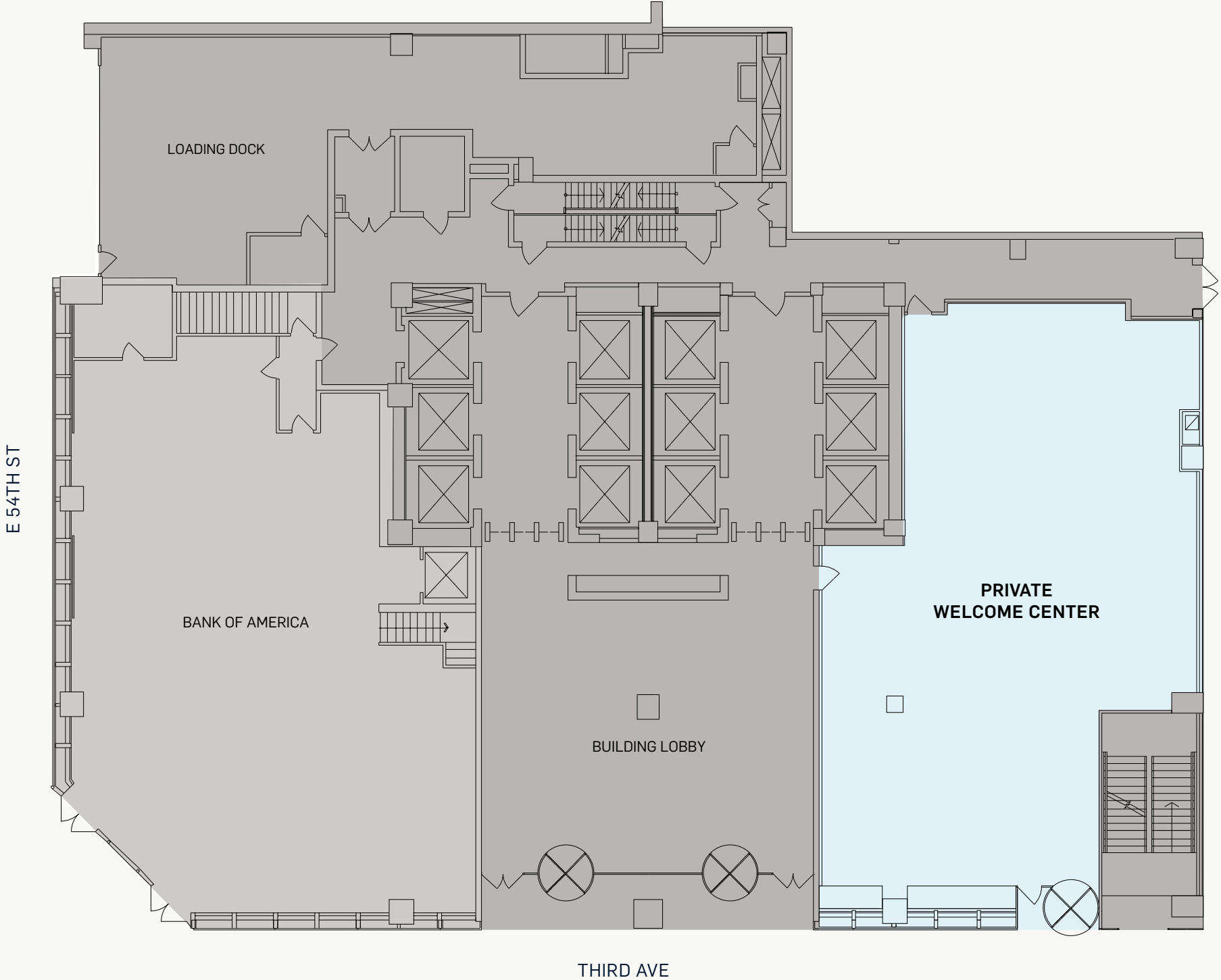
**Committed to your
excellence**

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.

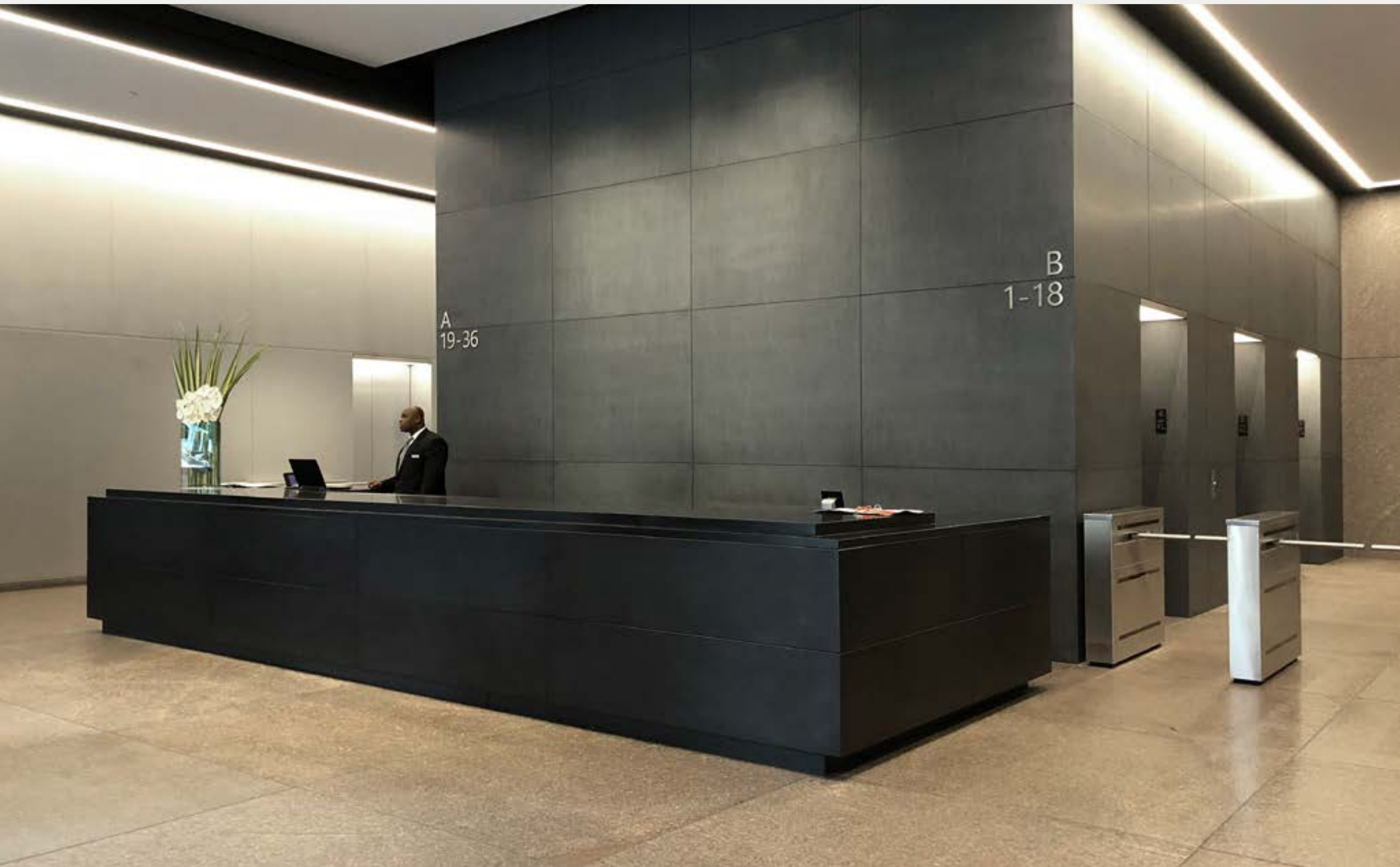
MODERNIZED LOBBY WITH PRIVATE ENTRANCE OPPORTUNITY

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

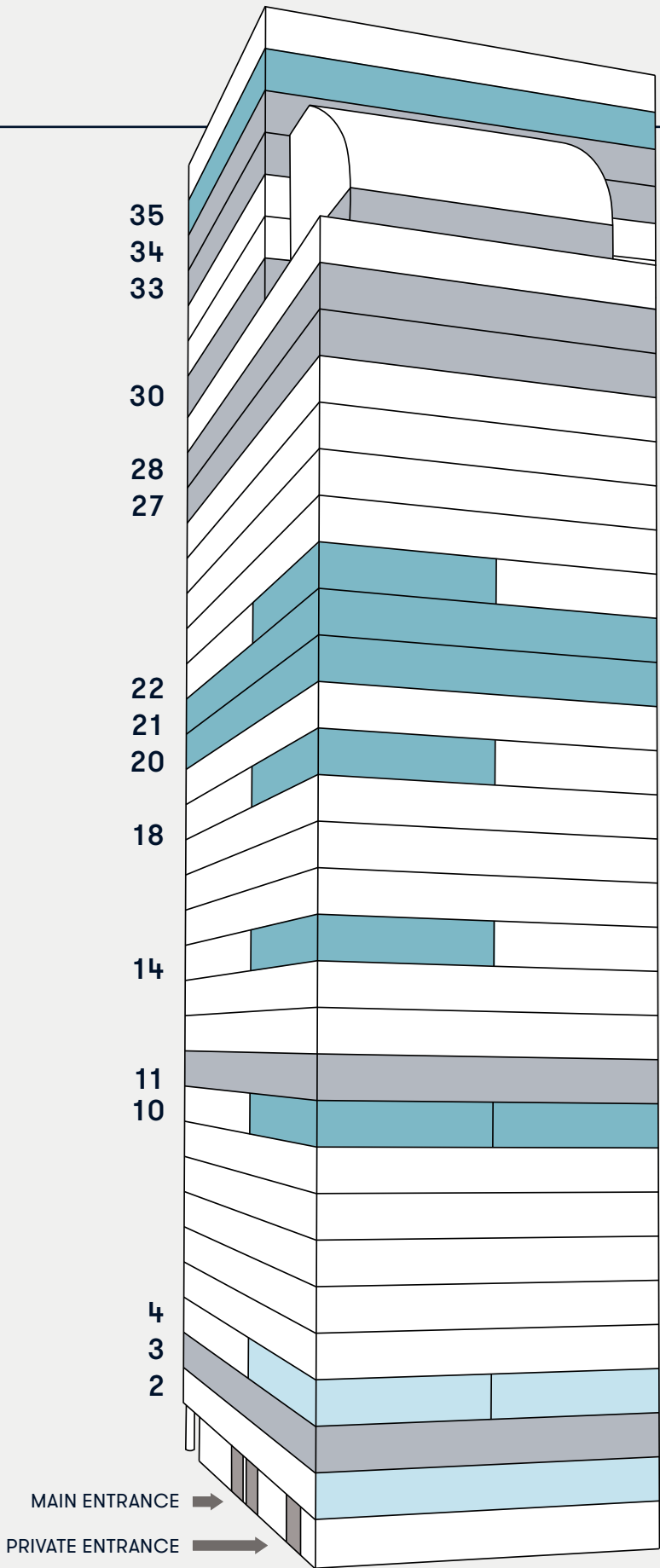
Grand Central Entrance
Northeast Passage

Grand Central
Terminal

-  Citi Bike
-  Parking
-  Zipcar

AVAILABILITY

- WHITEBOXED
- PRE-BUILT
- BUILT



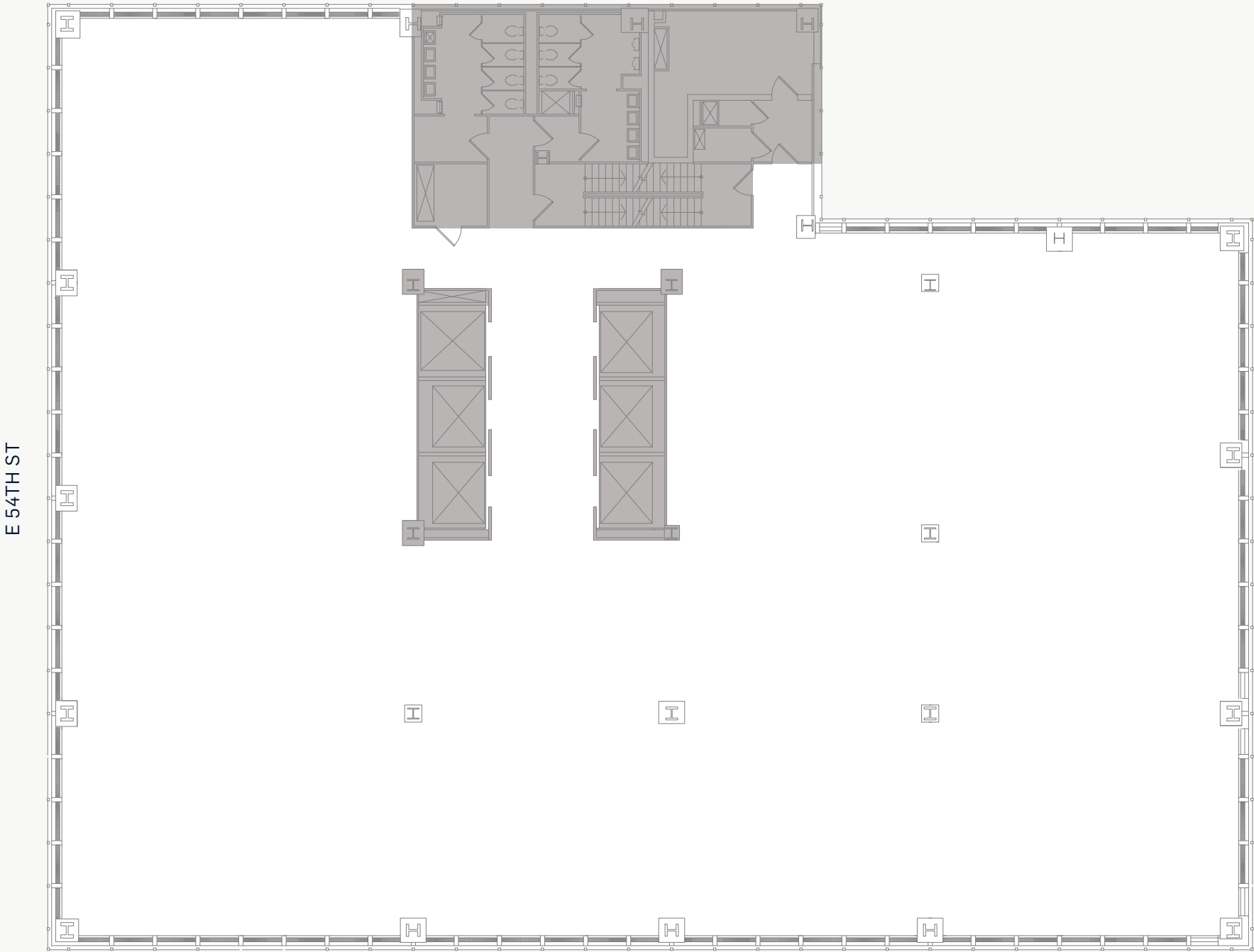
| | |
|----------------------|------------|
| 35th floor | 4,659 RSF |
| 34th floor | 12,353 RSF |
| 33rd floor | 12,181 RSF |
| 30th floor | 16,483 RSF |
| 28th floor | 18,293 RSF |
| 27th floor | 18,287 RSF |
| 22nd floor (PARTIAL) | 8,944 RSF |
| 21st floor | 18,208 RSF |
| 20th floor | 16,816 RSF |
| 18th floor (PARTIAL) | 6,566 RSF |
| 14th floor (PARTIAL) | 7,216 RSF |
| 11th floor | 17,361 RSF |
| 10th floor (PARTIAL) | 6,252 RSF |
| 10th floor (PARTIAL) | 3,356 RSF |
| 4th floor (PARTIAL) | 7,151 RSF |
| 4th floor (PARTIAL) | 5,864 RSF |
| 3rd floor | 17,155 RSF |
| 2nd floor (PARTIAL) | 12,181 RSF |

TOTAL209,326 RSF

TYPICAL HIGH-RISE FLOOR APPROX. 18,300 RSF

Core & Shell

900
THIRD AVE



THIRD AVE



TYPICAL FLOOR CREATIVE / FINANCIAL OFFICE LAYOUT

Approx. 18,300 RSF

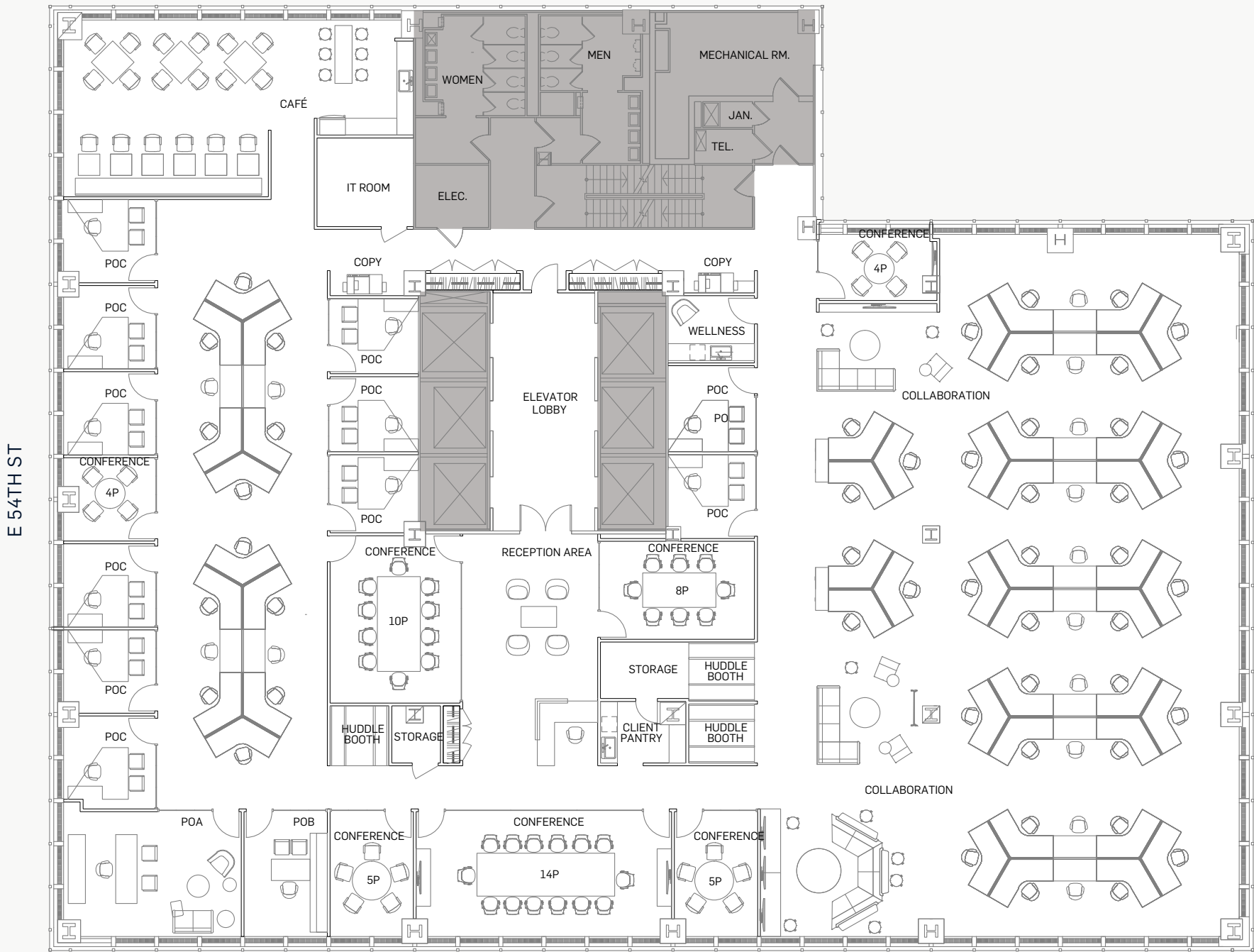
900
THIRD AVE

PERSONNEL

| SPACE TYPE | PLAN |
|---------------------|------|
| Private Office A | 1 |
| Private Office B | 1 |
| Private Office C | 11 |
| Open Bench Stations | 62 |
| TOTAL | 75 |

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

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PERSONNEL

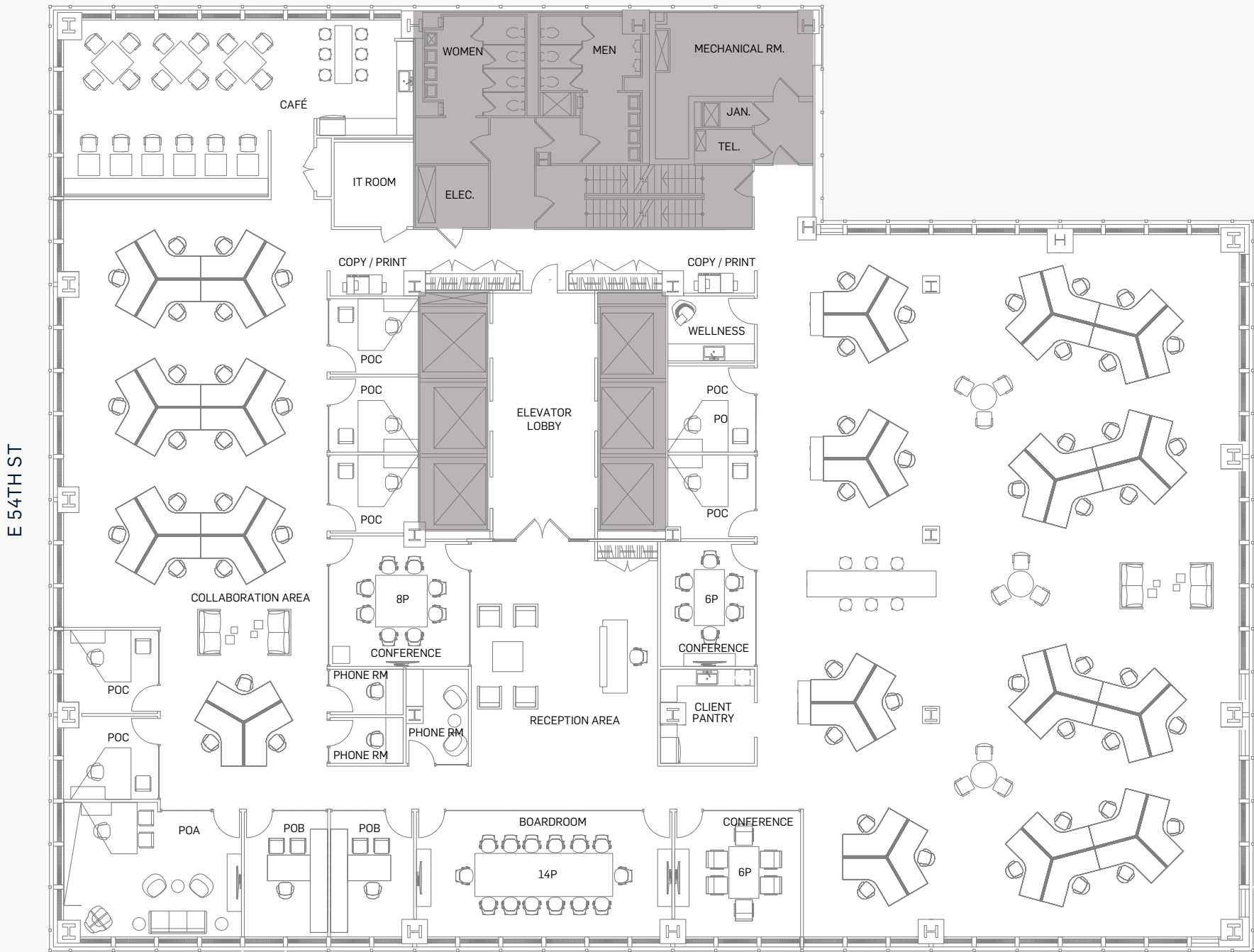
| SPACE TYPE | PLAN |
|------------------|------|
| Private Office A | 1 |
| Private Office B | 2 |
| Private Office C | 7 |
| Workstation | 57 |
| Receptionist | 1 |
| TOTAL | 68 |

COLLABORATION

| SPACE TYPE | PLAN |
|----------------------|------|
| Closed: | |
| Conference (14 ppl) | 1 |
| Conference (8 ppl) | 1 |
| Conference (6 ppl) | 2 |
| Phone Room | 3 |
| Open: | |
| Café | 1 |
| Lounge Collaboration | 2 |
| TOTAL | 10 |

SUPPORT

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



THIRD AVE

TYPICAL FLOOR TRADING OFFICE LAYOUT

Approx. 18,300 RSF

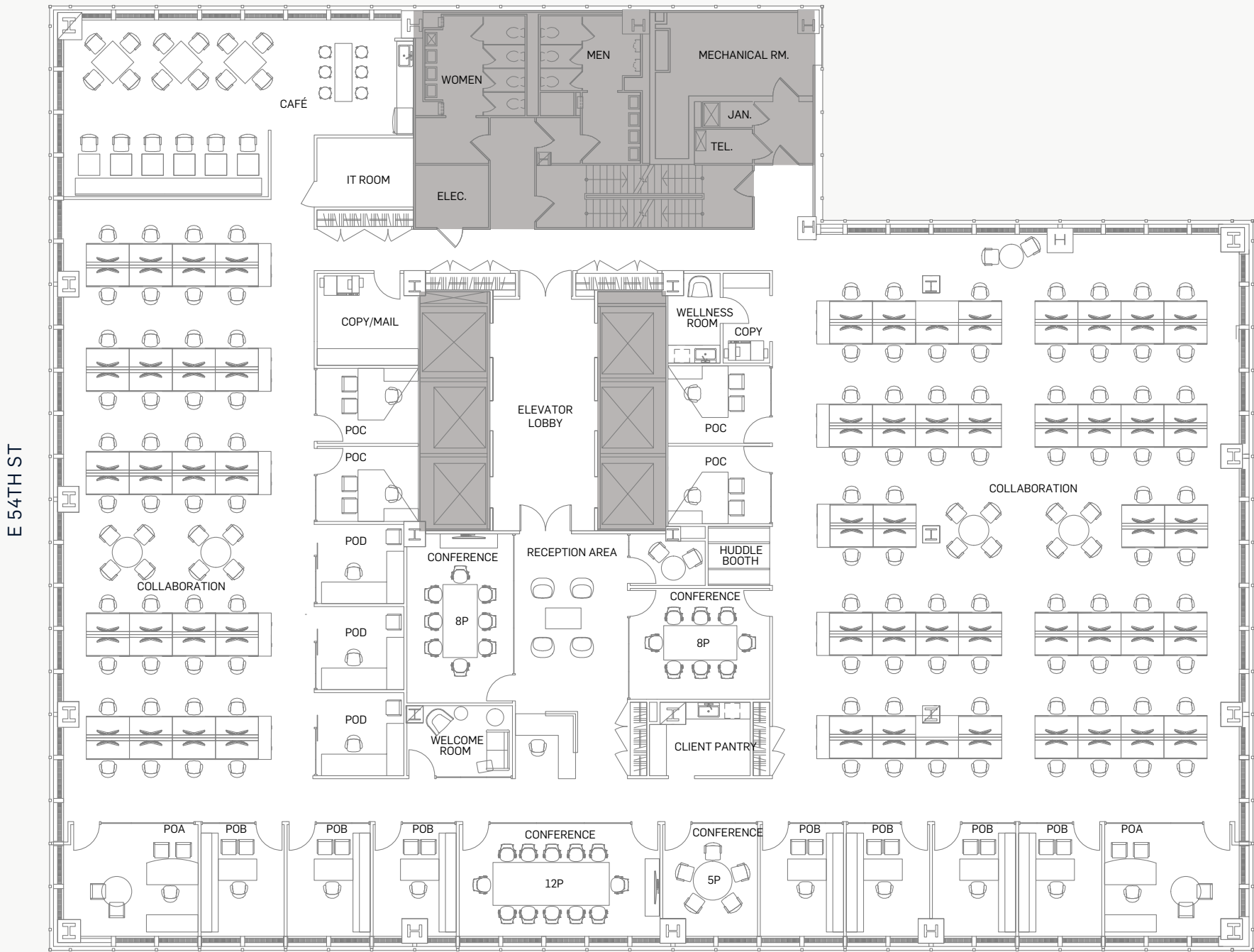
900
THIRD AVE

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 |
| TOTAL | 127 |

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

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PERSONNEL

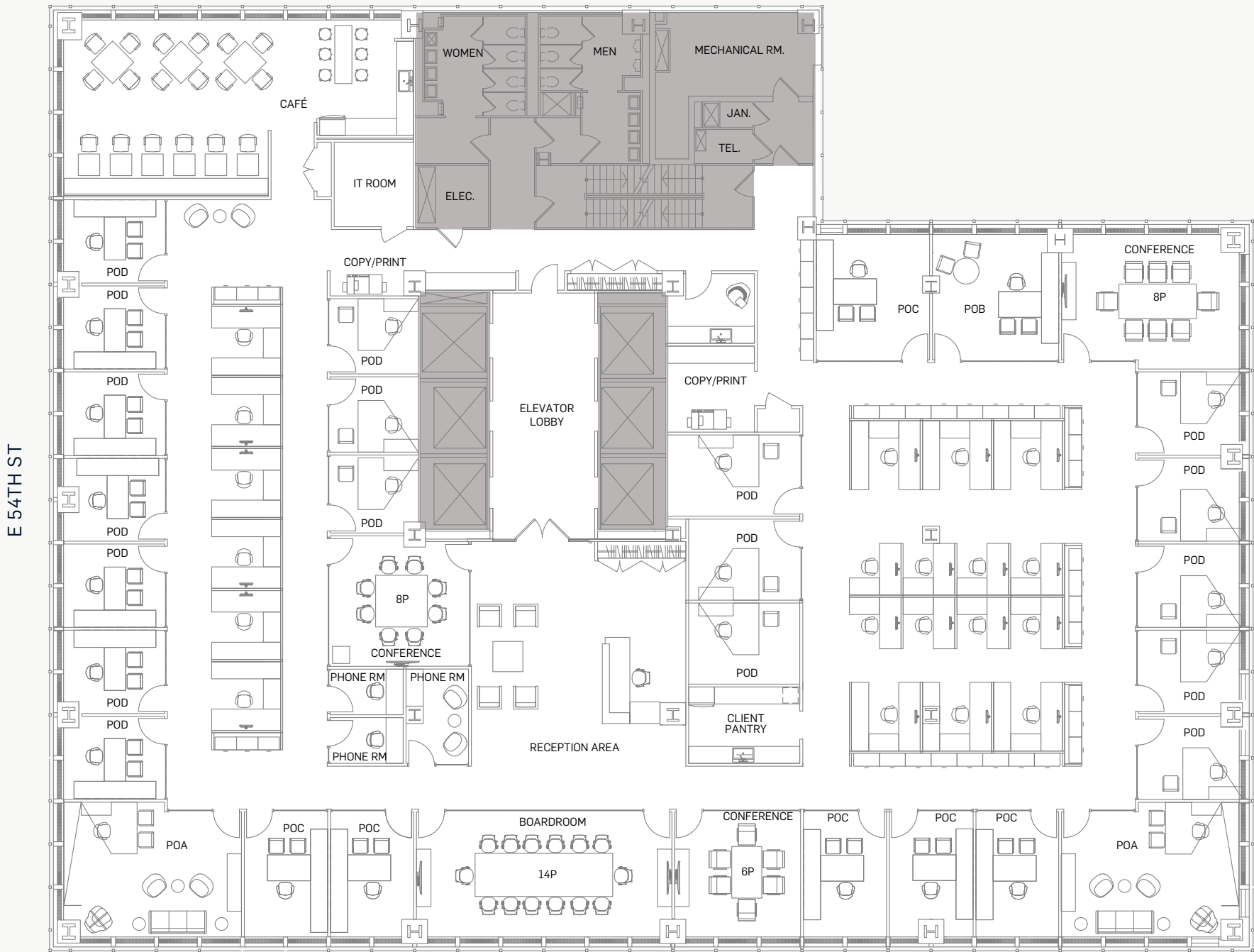
| SPACE TYPE | PLAN |
|------------------|------|
| Private Office A | 2 |
| Private Office B | 1 |
| Private Office C | 6 |
| Private Office D | 17 |
| Workstation A | 12 |
| Workstation B | 8 |
| Receptionist | 1 |
| TOTAL | 47 |

COLLABORATION

| SPACE TYPE | PLAN |
|---------------------|------|
| Closed: | |
| Conference (14 ppl) | 1 |
| Conference (8 ppl) | 2 |
| Conference (6 ppl) | 1 |
| Phone Room | 3 |
| Open: | |
| Café | 1 |
| TOTAL | 8 |

SUPPORT

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



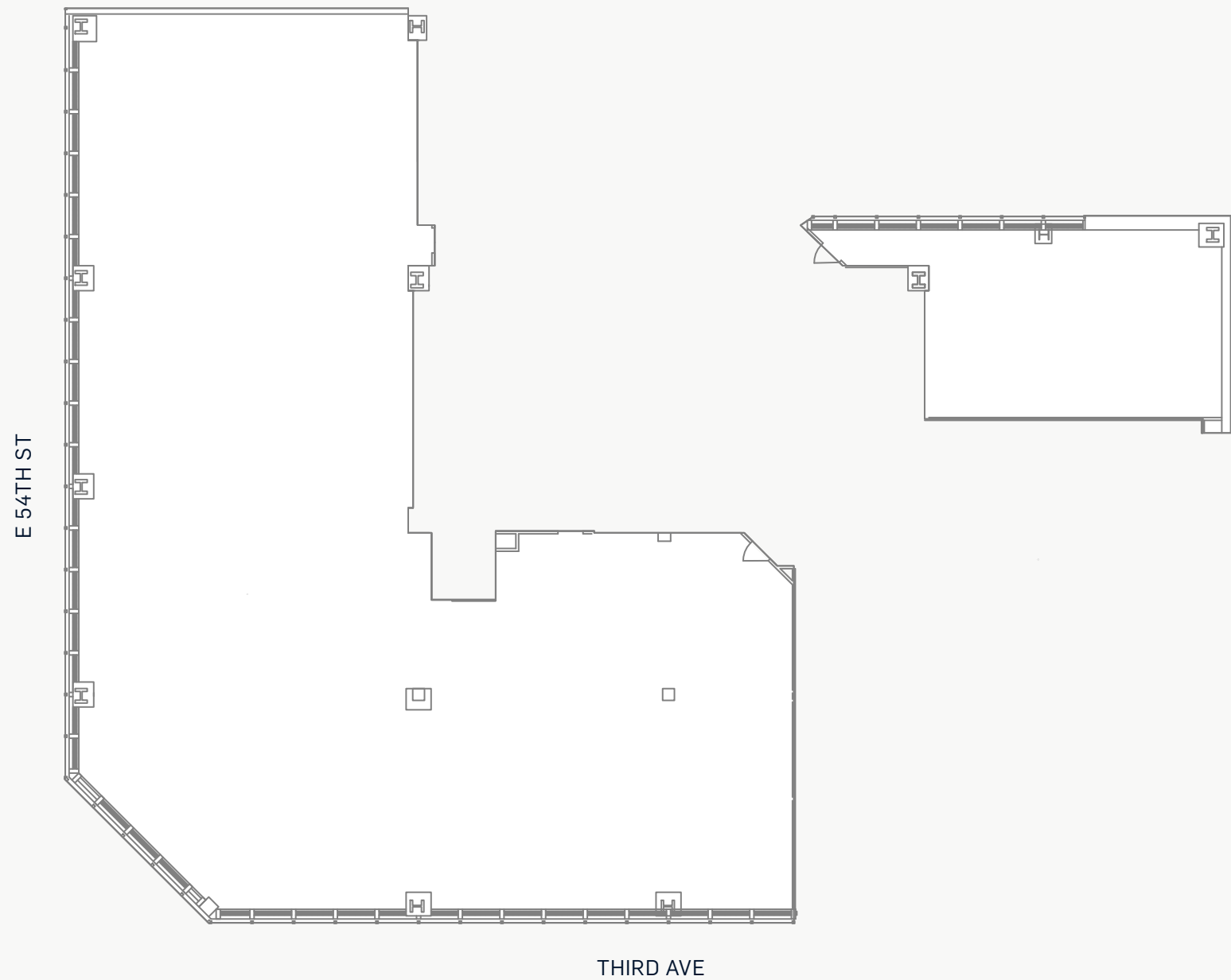
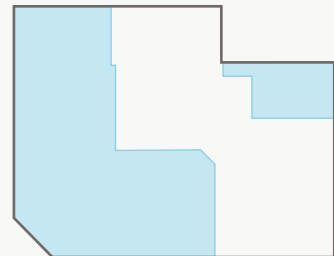
THIRD AVE



PARTIAL 2ND FLOOR 12,181 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



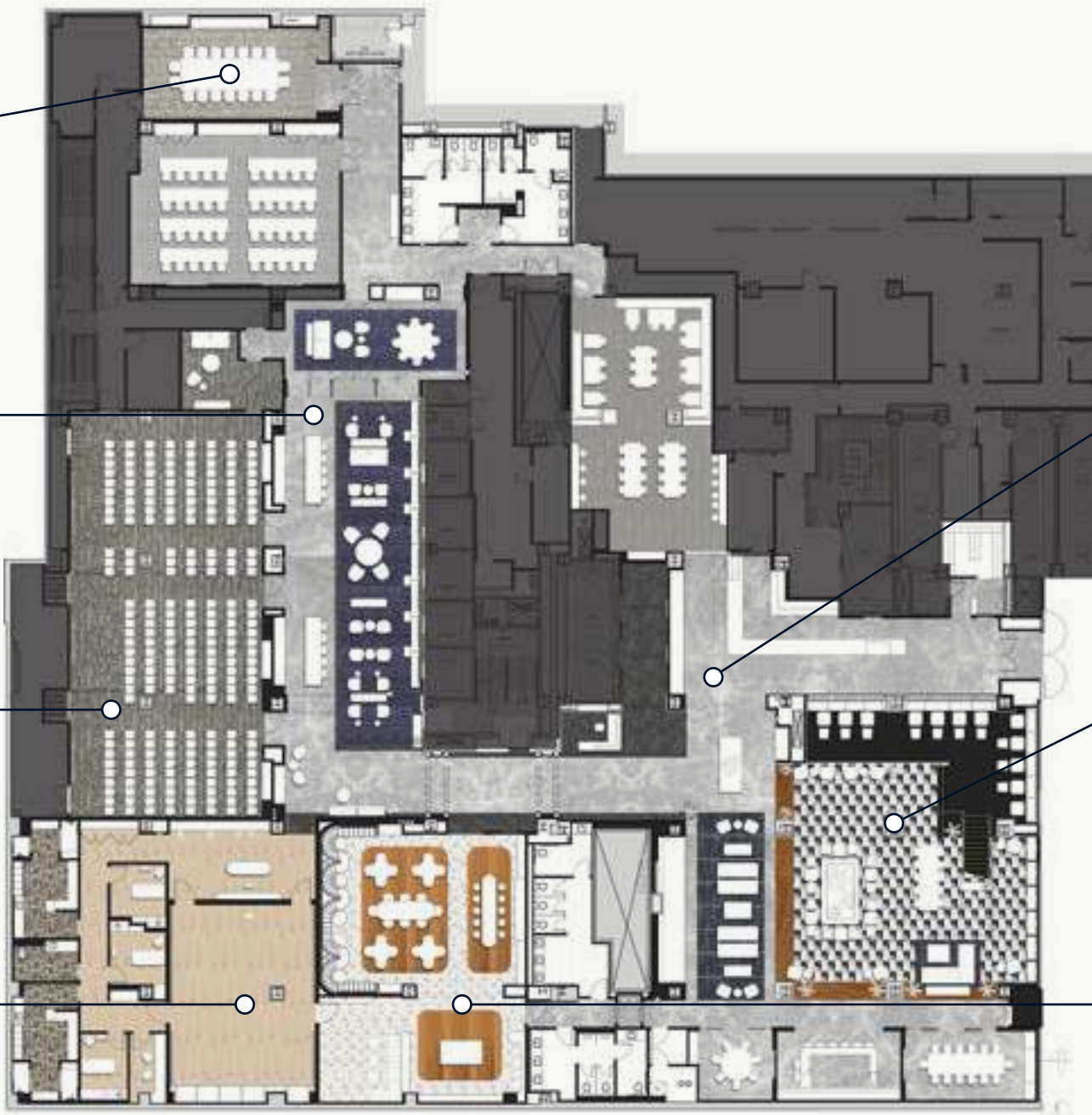
Business lounge



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



Paramount Café



Game room



Boardroom



Business lounge



Auditorium



Wellness studio



BUILDING SPECS

GENERAL DESCRIPTION

| | |
|------------------|------------------------|
| Owner | 900 Third Avenue, L.P. |
| Managing Agent | Paramount Group, 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.

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

| | | |
|---------------------|---------------|------------|
| 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 | Infrastructure Medium |
|---|--|
| • Cablevision, Cogent, Level 3, and Verizon | • Services over fiber optic systems |
| • Towerstream | • Fixed wireless / Ethernet level copper |
| • Spectrum (formerly Time Warner Cable) | • 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.