

THE POWER OF GREAT DESIGN

PRIVILEGED
SERVICES &
AMENITIES

RESPONSIBLE
MANAGEMENT

INTELLIGENT
OWNERSHIP



**ARCHITECTURE
& DESIGN
PERFECTION**

375



**IDEALLY
LOCATED IN
MIDTOWN
CULTURAL
DISTRICT**



**PRESTIGIOUS
BUSINESS
COMMUNITY
MEMBERSHIP**



**VIP AMENITIES:
EXECUTIVE
LOUNGE &
TERRACE,
PARKING
GARAGE**



SEAGRAM BUILDING

**THE BEST
RESTAURANTS:
THE POOL,
THE GRILL,
THE LOBSTER CLUB**



THE POOL



THE GRILL



**REVOLVING
ART
PROGRAM**

375

Heating

Interior and perimeter fans are equipped with Con Edison steam supplied reheat and preheat coils, as well as secondary hot water, which is circulated to perimeter induction units with perimeter supplied ventilation. Southern and Western induction units on floors 2 through 38, which gain the most solar heat, were upgraded in 2016 to increase efficiency. All HVAC is controlled and monitored via the Building Management System.

Building Management System

375 Park Avenue has incorporated a comprehensive Building Management System that controls base building lighting based on time of day and lighting levels. The BMS system also controls all HVAC functions for the Central Plant equipment to minimize energy consumption while maximizing performance.

Air Conditioning

The building is equipped with two 1,600 ton Steam Turbines and one 350 ton Electric Drive. Interior primary fans are variable air volume as well as floor distribution HVAC. The Main Cooling Tower has a capacity of 5,400 ton. There is an additional 400 ton cooling tower that is used during the shoulder months providing HVAC.

Supplemental Cooling

There is an allowance of 25 tons of supplemental cooling capacity for each floor.

Windows/Visibility

Windows, spanning from floor to finished ceiling, have low profile induction units which provide more visibility.

Fresh Air/Air Quality

Every year the building conducts a Proactive Healthy Building Survey to ensure Indoor Environmental Quality is assured. As part of an on-going proactive environmental quality assurance optimization program, the heating, ventilating, and air-conditioning systems and ductwork serving the building are examined; the ventilation rates and filtration standards are reviewed; overall maintenance levels are assessed; and representative samples of indoor air and water from the occupied spaces are collected for analysis. This program ensures that the indoor environment throughout the space is maintained at the highest levels for occupant well-being, safety, and comfort.

Telecom Carriers

375 Park Avenue is a Class A property equipped with a full spectrum of telecommunication services ranging from basic copper to fiber. The property benefits from the presence of Tier 1 network providers such as Verizon (Core and Business), Cogent Communications, Time Warner, and Lightower and has multiple diverse POE sites with dedicated conduits for each provider. Internal facilities include multiple riser sites, dedicated telecommunications and collocation space, and rooftop space for wireless or satellite communication.

LED Lighting Retrofit

The Lobby, common areas, machine rooms, lower basements, stairwells, multi-tenant floor corridors and elevator vestibules, as well as areas of the luminous ceiling grid for new tenant suites, have received or are in the process of being retrofitted for LEDs.

Garage

375 Park Avenue's Central Parking Garage is located on the 53rd Street side of the building. Central Parking is open 24 hours a day, seven days a week, and has the capacity to hold up to 150 vehicles and 15 bikes. Central Parking is accessed via the Main Lobby elevator and has a lounge as you exit the elevator into the parking facility. Both facilities received an extensive renovation recently.

Elevator Cabs

The property is equipped with 17 passenger cars, one freight car, and one garage elevator car between Central Parking Garage and the Lobby. The elevators were recently modernized with state-of-the-art elevator technology. The Elevator Building Management System allows the building to review critical data regarding wait times to ensure that all elevators are operating at optimum level.

New Bathrooms, Corridors & Lighting

375 Park Avenue has a new standard—clean and bright with a modern yet classic design aesthetic.

Electrical

Electric is supplied by Con Edison to four 4,000 amp services with a capacity of 16,000 amps. 375 Park Avenue provides 6w per square footage to tenants and has the capability to provide additional power if warranted.

Emergency Generator

The building is equipped with a 1,000 kw generator that serves the building's life safety and critical equipment, including elevators. There is spare capacity on the generator amounting to 200 amps which can be utilized for tenant emergency power requirements.

Floor 11 Executive Lounge & Terrace

375 Park Avenue has a private Amenity space where select tenants may host private meetings. The Lounge is staffed Monday through Friday and may also deliver Lunch from the three premier restaurants which will have direct access (currently under development).

Landmark Restoration and Repairs

Verde Antique Marble Benches repaired, cleaned, honed, and polished

Bronze Façade cleaned and coated with oil by hand

Serpentine Marble wall panels cleaned

Granite Pavers cleaned and replaced with stone gathered to match the original quarry, as needed

Granite Paver Caulking replaced with new mortar joints to match dimension, color, texture, and tooling

Granite Facing wall panels cleaned

Travertine wall panels cleaned

Canopy glass on 52nd and 53rd Street building entrances repaired due to delamination and deterioration

Loading dock area and entrance revamped

Roof repairing in progress

TWENTY-FIRST CENTURY MODERNIZATION

ONGOING RESTORATION PROGRAM



VIGILANT & RESPONSIVE MANAGEMENT/ OWNERSHIP



375

375 PARK AVENUE
SEAGRAM BUILDING

RFR

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