# THE POWER OF GREAT DESIGN

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ONLY MIES VAN DER ROHE BUILDING IN NEW YORK CITY

HOME TO THE CITY'S BEST PLAZA

WORLD-CLASS FOOD VENUES IN THE BUILDING

PREMIER CURATED BUILDING ART PROGRAM

PRESTIGIOUS AND CONVENIENT LOCATION

# ARCHITECTURE & DESIGN PERFECTION

# IDEALLY LOCATED IN MIDTOWN CULTURAL DISTRICT

# PRESTIGIOUS BUSINESS COMMUNITY

# VIP AMENITIES: EXECUTIVE LOUNGE & TERRACE, PARKING GARAGE

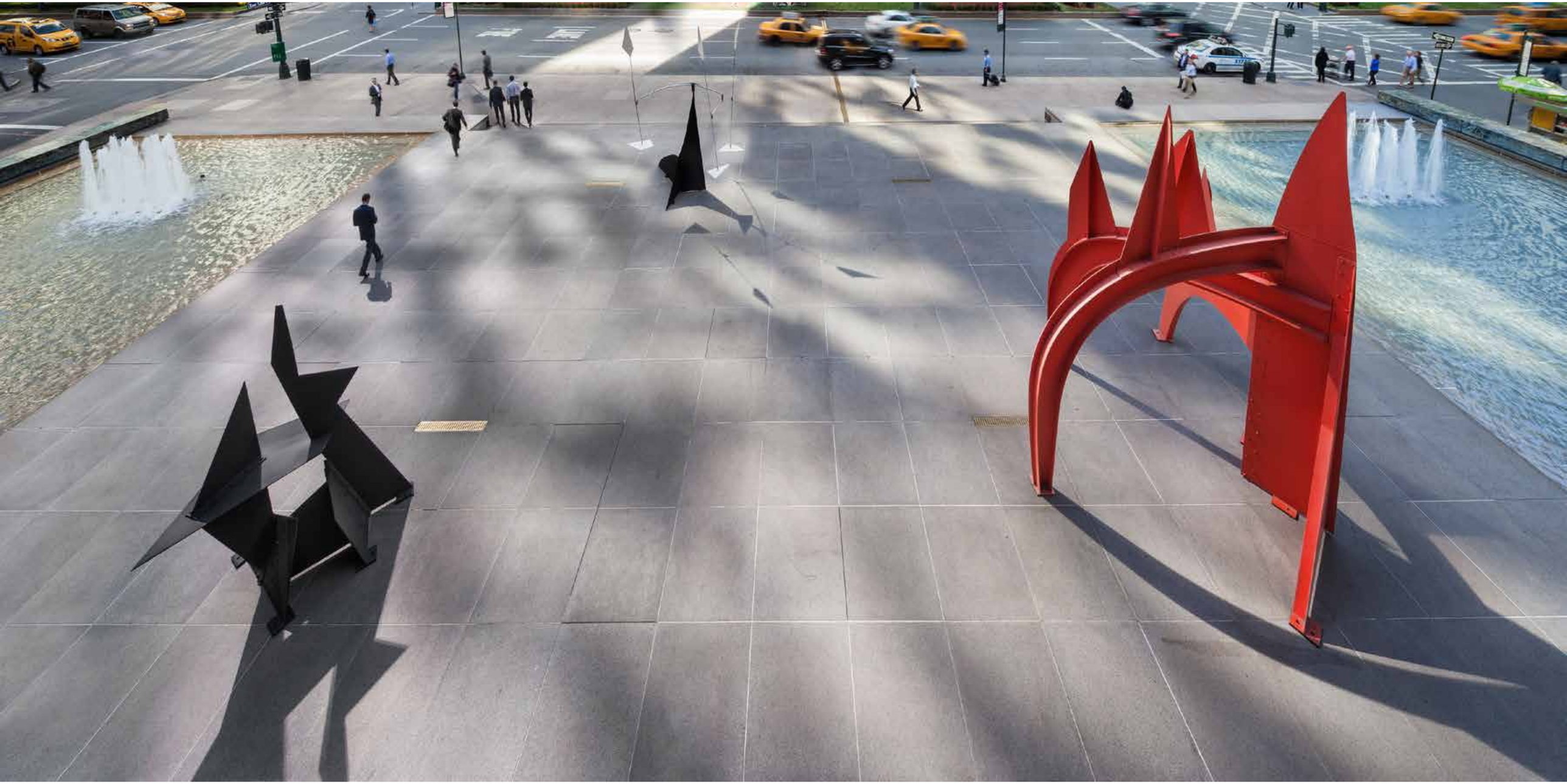
Executive Lounge & Terrace

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

The Grill

The Pool

# CURATED ART PROGRAM



**SELECT ARTISTS**

ALEXANDER CALDER
JOHN CHAMBERLAIN
DAN COLEN
JEAN DUBUFFETT
URS FISCHER
JEFF KOONS
FRANZ KLINE
LEE KRASNER
DAVID LACHAPELLE
ROY LICHTENSTEIN
JOAN MIRO
JOAN MITCHELL
ANDY WARHOL
ENOC PEREZ
PABLO PICASSO

# TWENTY-FIRST CENTURY INFRASTRUCTURE

**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. Supplemental cooling capacity is available on each floor.

**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.

**Building Management System**
375 Park Avenue has a comprehensive Building Management System that controls base building lighting, security, and 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 and more efficient use of space.

**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.

**Garage**
SP+ Parking Garage is located on the 53rd Street side of the building and is open 24 hours a day, seven days a week, and is equipped with two EV plug electric car charging stations and bicycle storage. SP+ Parking is accessed via the Main Lobby elevator and has a lounge as you exit the elevator into the parking facility.

**Emergency Generator**
The building is equipped with a 1,000 kW generator that serves the building's life safety and critical equipment, including elevators. Spare capacity on the generator amounts to 200 amps which can be utilized for tenant emergency power requirements. Additionally, the building has two (2) 2,500 kW generators that can supply uninterruptable power supply (UPS).

# AN OASIS IN THE GRID OF THE BUSY CITY

# 375

**375 PARK AVENUE**
SEAGRAM BUILDING

RFR

375parkavenue.com
rfr.com

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