

345
PAS

RFR





Fully Modernized Headquarter Building

Our redevelopment plan modernizes everything but the classic masonry shell.

Over 300,000 SF

26,500 SF Floors with Four Exposures

New Efficient Center Core

Sky Lit Penthouse Floor

13' to 20' Floor Heights

8,000 SF Private Roof Terrace with
Amenity Space

Floor Loads and Egress Allow for
High Density Use

New Elevators

Separate Freight Entries

New Oversized Windows

New Mechanical, Electrical and Plumbing

New Restrooms

New Lobby

New Fiber Optic Connectivity

New Life Safety Generator

Exclusive Building Identity

24/7 Access/Operation

RFR Owner-Management

Flexible Tenant Programming Opportunities

345 Park Avenue South has a plethora of opportunities for customizing the floors to meet your company's specific vision and functionality.

- Landscaped Roof Terrace Design
- Fitness Center with Gym and Lockers
- Collaborative and Private Spaces
- Multiple Recreation Spaces
- Bicycle Storage and Repair
- Cafeteria and Event Space
- Town Hall Stadium Seating
- Two-Story Spaces
- Interconnecting Stairs
- Corporate Identity and Branding



Conceptual Rendering



Lobby Concept



Executive Floor with Skylights

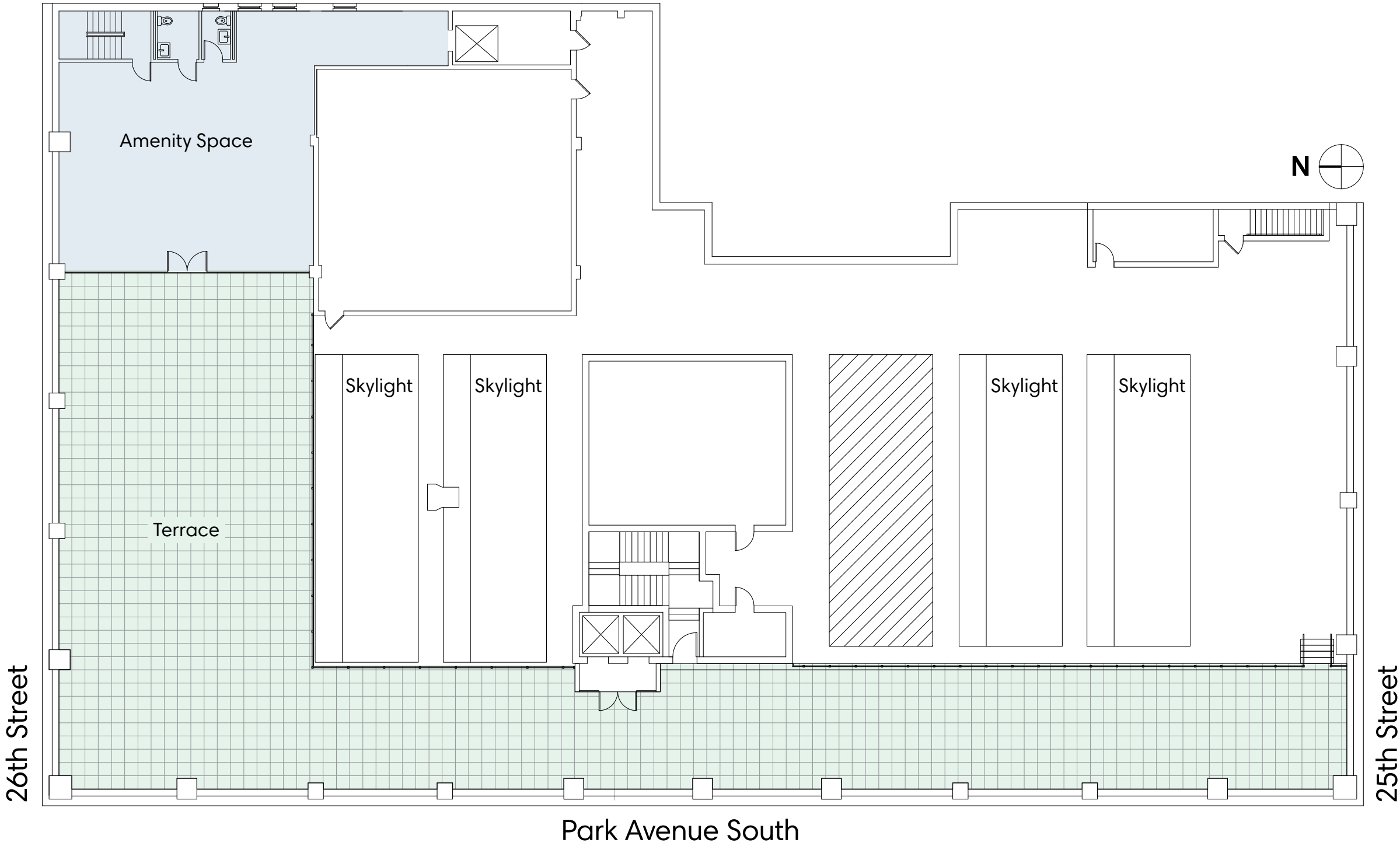


Roof Terrace

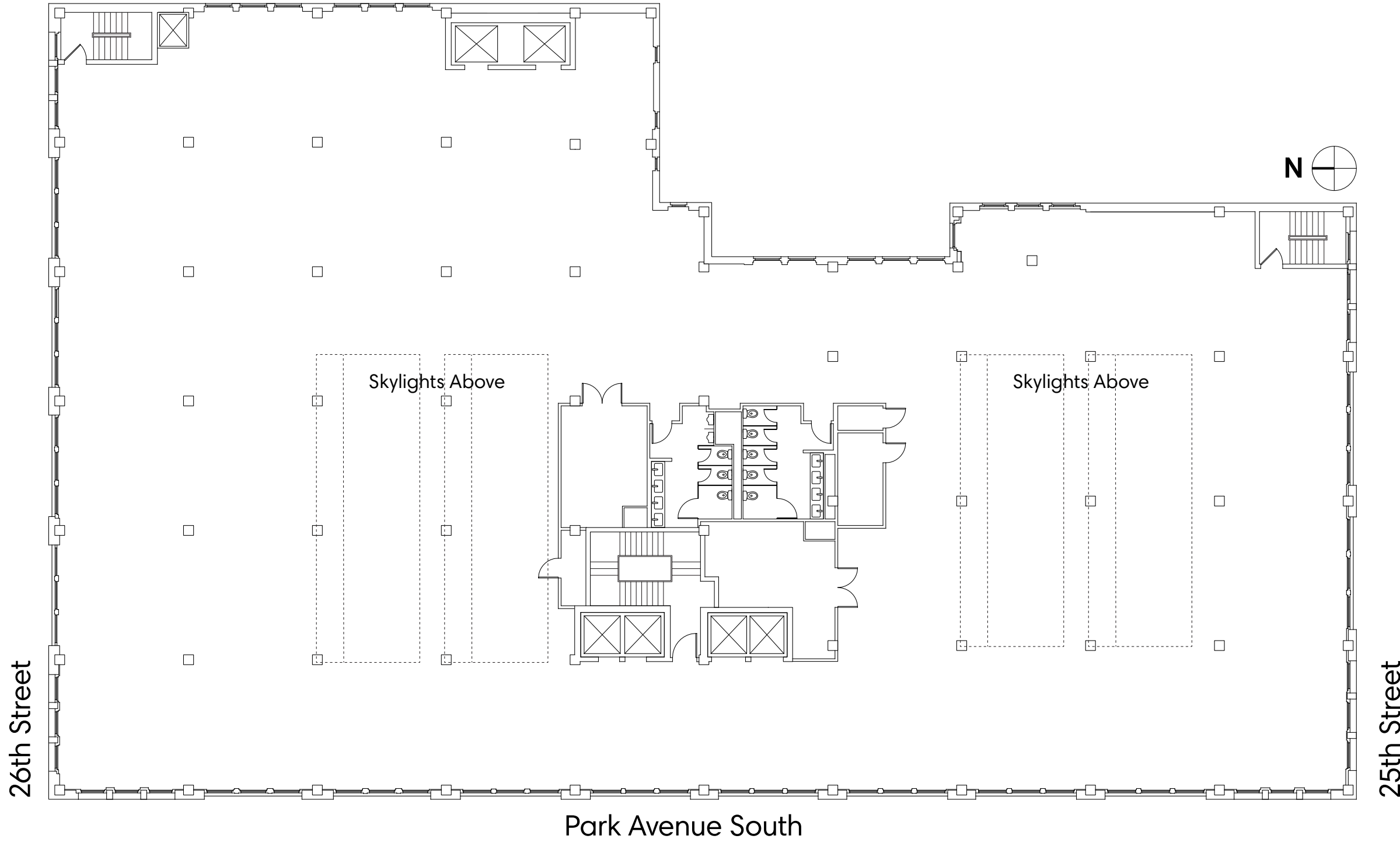


Fitness Center

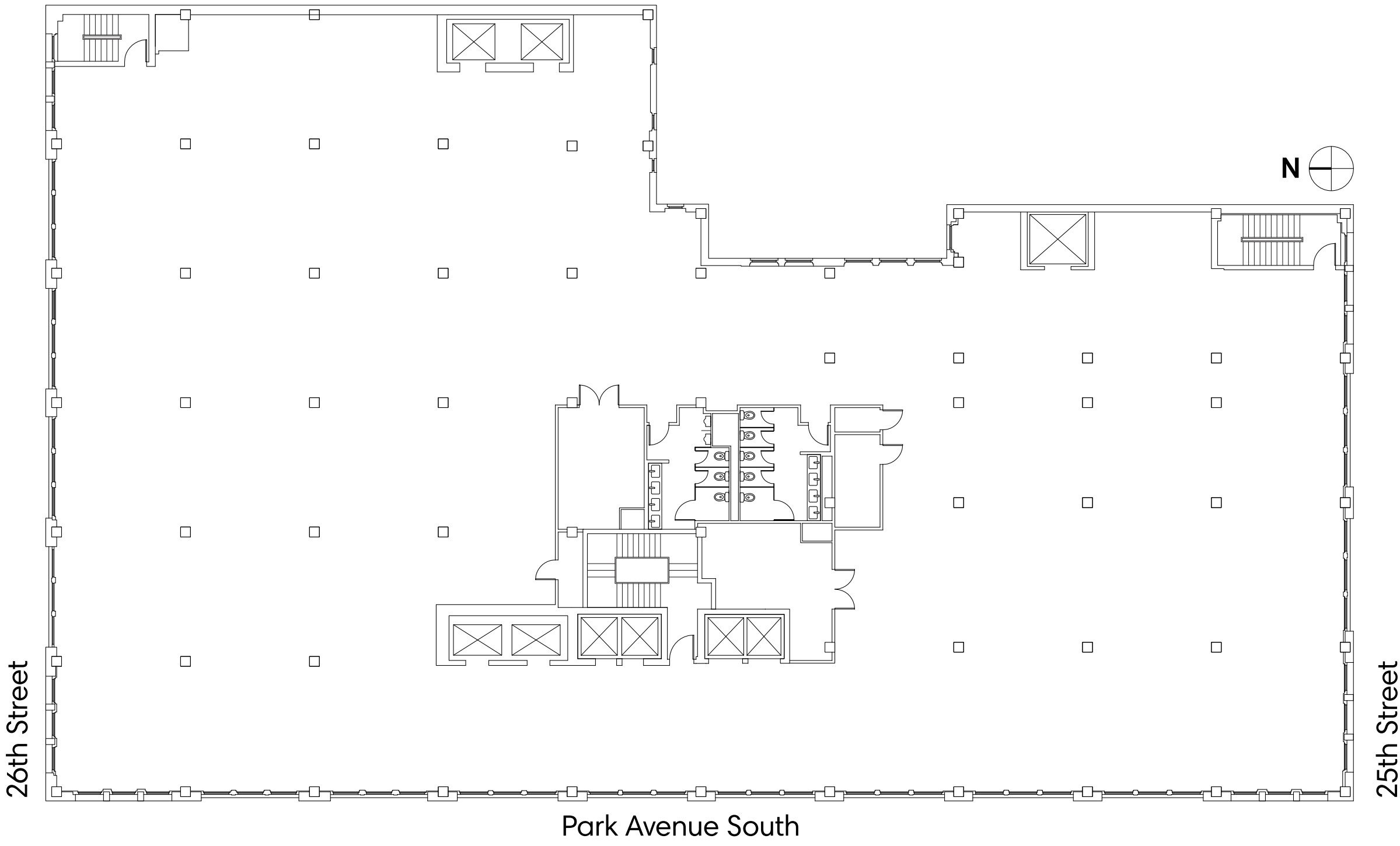
Roof Terrace
8,000 SF



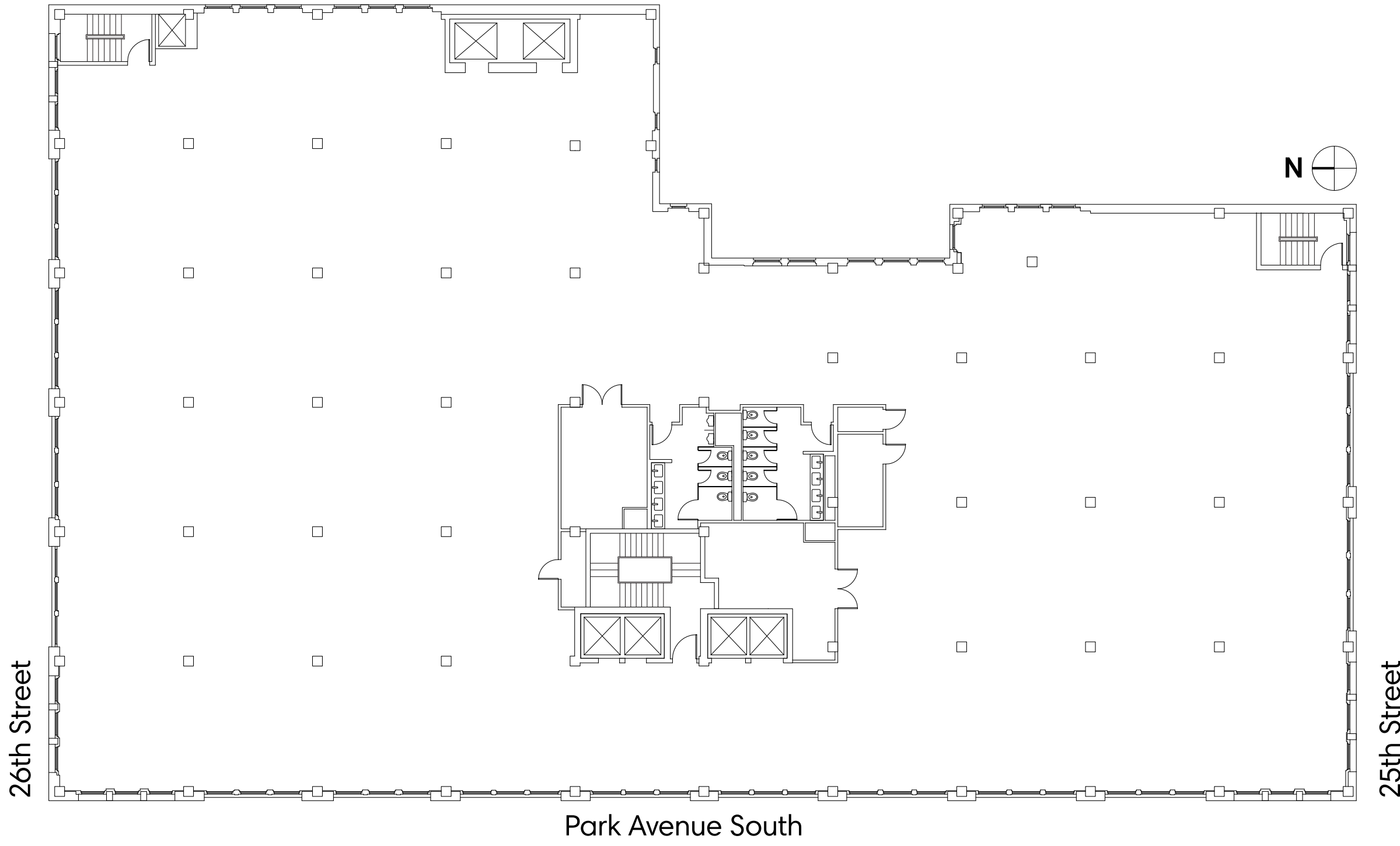
Penthouse Floor 12
26,500 SF | 13'-17' Ceiling Height



Floors 2-6
26,000 SF each | 13'-0" Floor Height | Floor 2, 15'-0" Floor Height



Floors 7-11
26,500 SF each | 13'-0" Floor Height





Total SF
300,000 + Roof Terrace

Roof Terrace
8,000 SF

Floor 12
26,500 SF | 13'-17' Ceilings

Floor 11
26,500 SF | 13'-0" Floor Height

Floor 10
26,500 SF | 13'-0" Floor Height

Floor 9
26,500 SF | 13'-0" Floor Height

Floor 8
26,500 SF | 13'-0" Floor Height

Floor 7
26,500 SF | 13'-0" Floor Height

Floor 6
26,000 SF | 13'-0" Floor Height

Floor 5
26,000 SF | 13'-0" Floor Height

Floor 4
26,000 SF | 13'-0" Floor Height

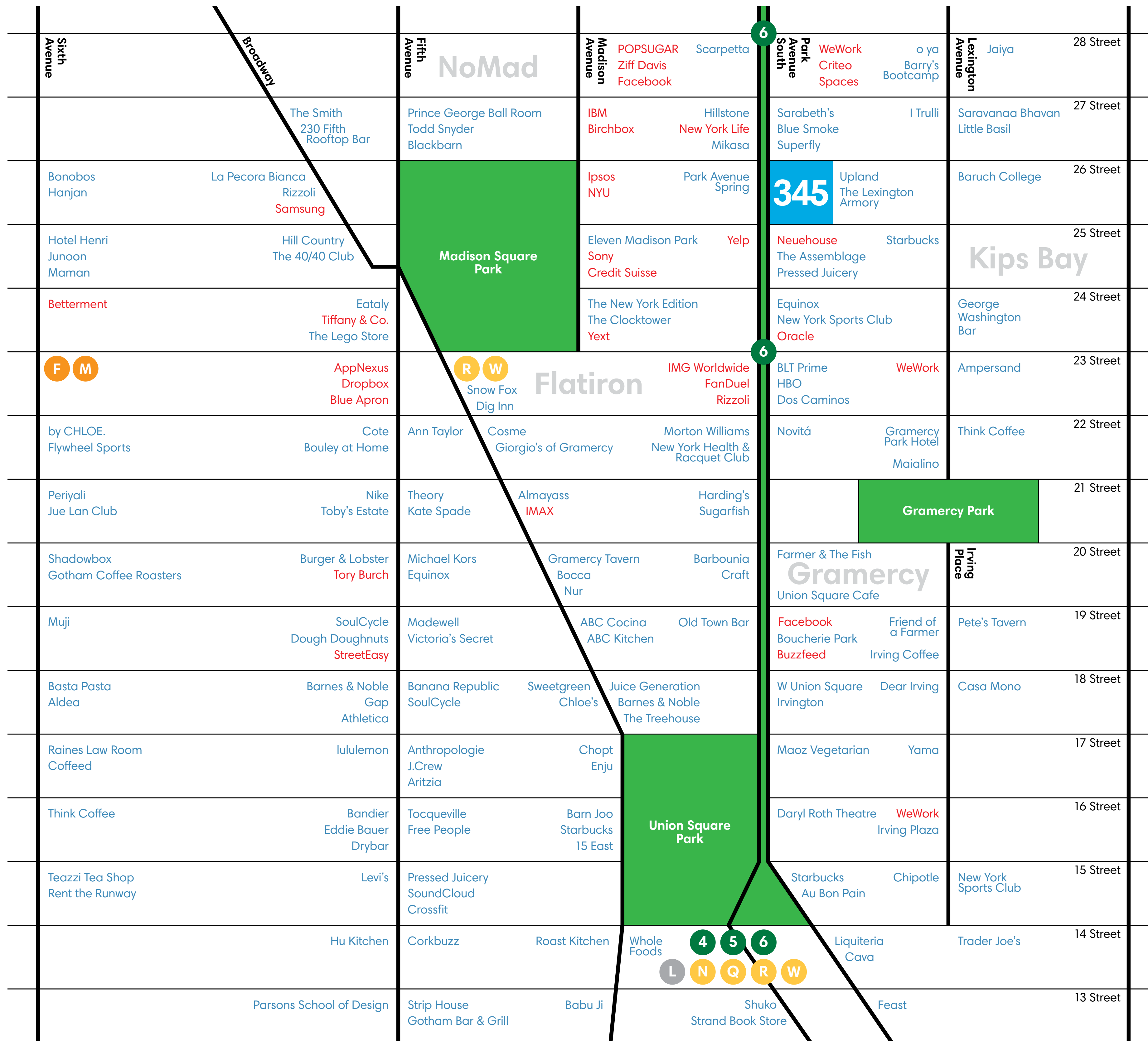
Floor 3
26,000 SF | 14'-0" Floor Height

Floor 2
26,000 SF | 15'-0" Floor Height

Lobby
1,400 SF | 20'-0" Floor Height

Lower Level
6,225 SF

Located in the Epicenter of Midtown South



Neighborhood Amenities

Parks

Transportation

Restaurants & Bars

Entertainment

Hotels

Shopping

Schools

Services

One Block from Madison Square Park and Countless Services & Amenities



Flatiron Building



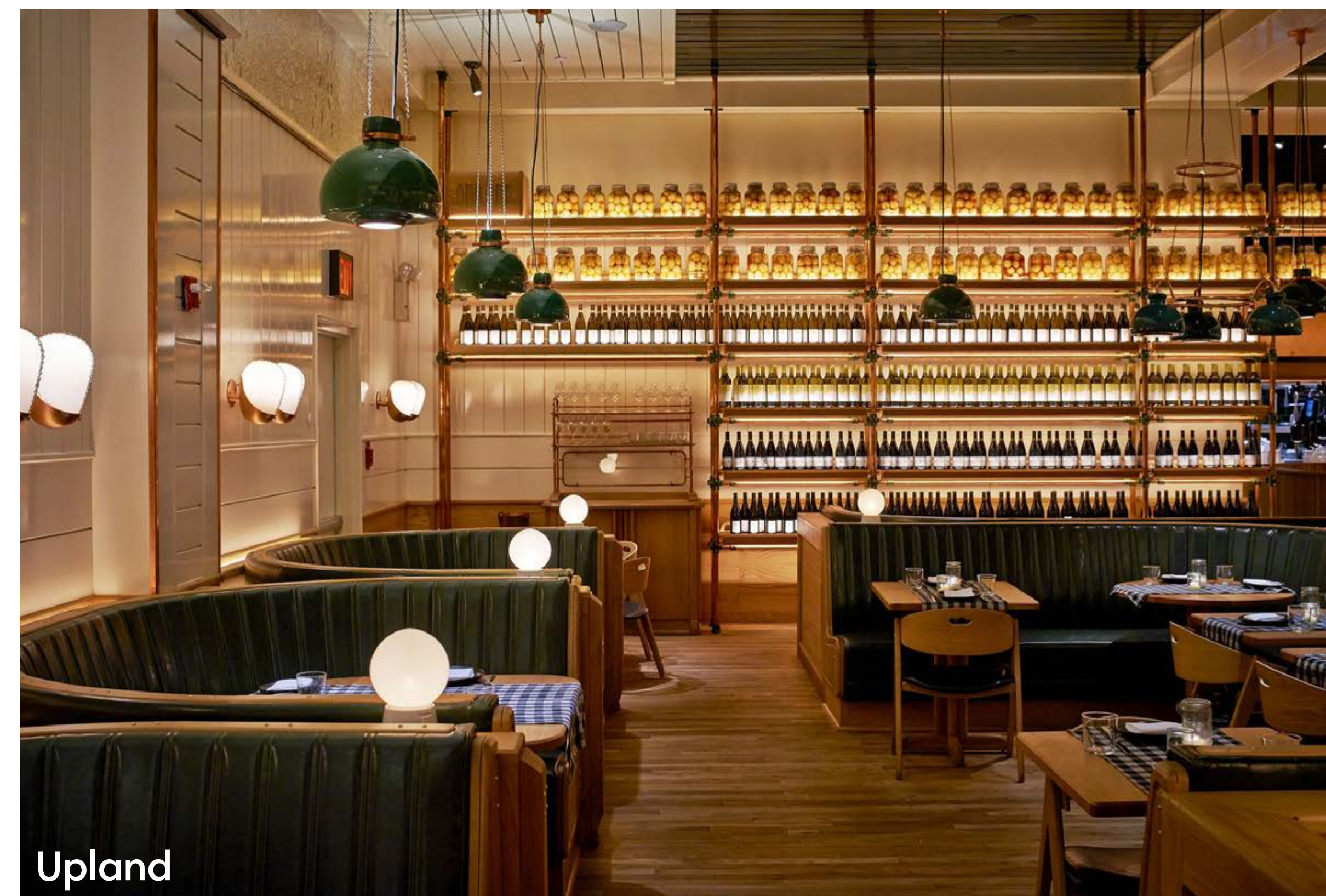
Citi Bike



Met Life Tower



Madison Square Park



Upland



The Clocktower



Shake Shack

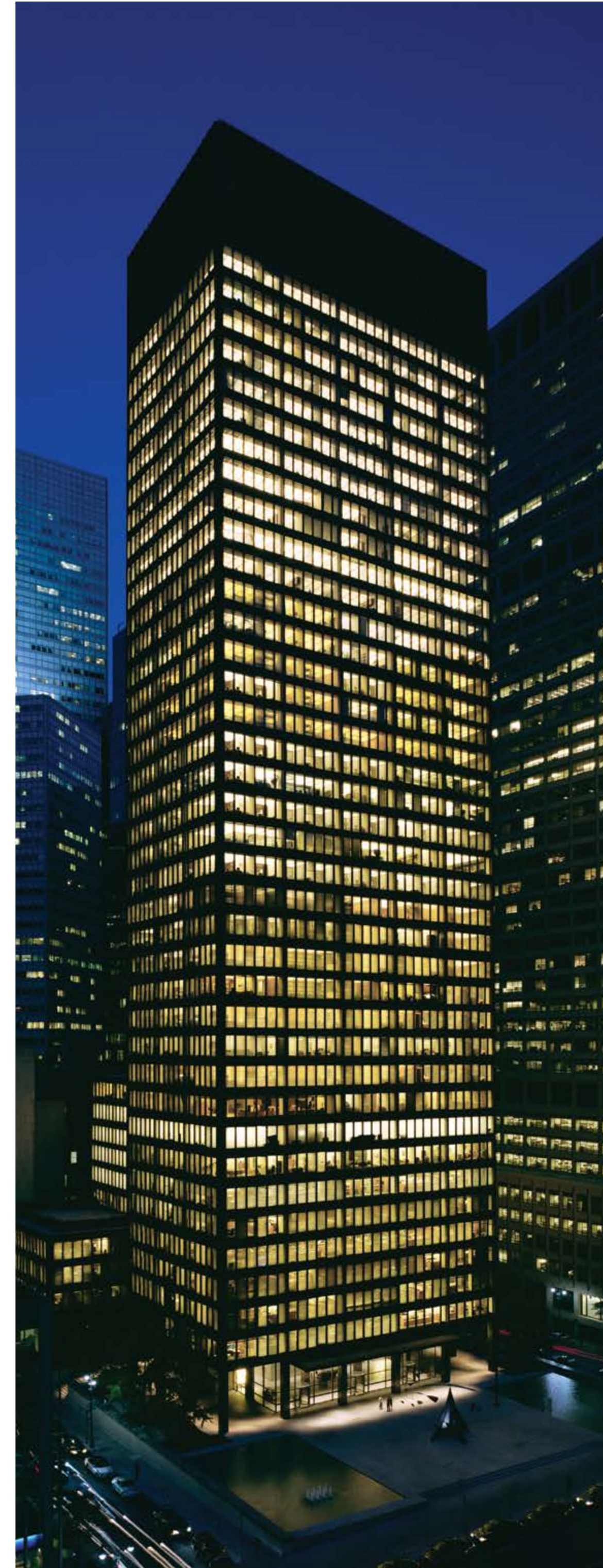
Building Information

Floor Sizes Roof terrace: 8,000 SF Floors 2–6: 26,000 SF Floors 7–12: 26,500 SF Lower Level: 6,225 SF	Electrical New dedicated tenant service: 6,000 Amps 120/208 Volts, 3 phase that will provide 6 watts demand / SF New tenant buss duct riser with a 400 Amp and a 200 Amp switch on each floor New base building service: 4,000 Amps 120/20 Volts, 3 phase	Supplemental Cooling A minimum of 125 tons of supplemental condenser water will be available for tenant use	Nearby Parking Garages 41 East 21 Street (21st St. btw PAS & Broadway) Offers two electric charging stations
Floor Heights Floor 1: 20'–0" Floor 2: 15'–0" Floor 3: 14'–0" Floors 4–12: 13'–0"		Telecommunications Fiber Main point of entry: 26th Street	5 East 22 Street (22nd St. btw PAS & Broadway) Offers one electric charging station and two Tesla charging stations
Construction Steel framing and structural concrete floor slabs	Emergency Generators 350 kw emergency generator serves all of the buildings life safety, elevators, stair lighting, egress lighting and critical building systems. Additional room on the roof is available should Tenant require an additional generator	Broadband Service Providers Verizon and Spectrum	119 East 28th Street (28th St & PAS) Electric car charging stations
Floor Loads 75 lbs/SF on tenant floors 100 lbs/SF on roof terrace		Bicycle Storage Multiple access points to cellar per tenants design	Accessibility The building is ADA compliant
Egress Stairs Tenant shall have the ability to use/access all three building egress stairs	HVAC New 1,000 ton cooling tower with new 12" supply & return risers Floors 2–11: 60 ton AC/DX unit Floor 12: 80 ton AC/DX unit	Elevator Quantity and Capacity All elevators to be completely modernized with: new hoist machines; new controllers; new elevator cabs. All passenger elevators will have Destination Dispatch technology	Building Management System BMS uses direct digital control technology (DDC) to monitor and control all building systems to optimize efficiencies and energy consumption
Density Floors 2–12: Occupancy based on 1 person per 90 SF Roof Terrace: Approved Schedule “A” allowing for 240 people		Six Passenger Elevators (3,000 lbs) Four Freight Elevators (3,500 lbs) Two passenger elevators and one freight elevator will access the roof terrace	

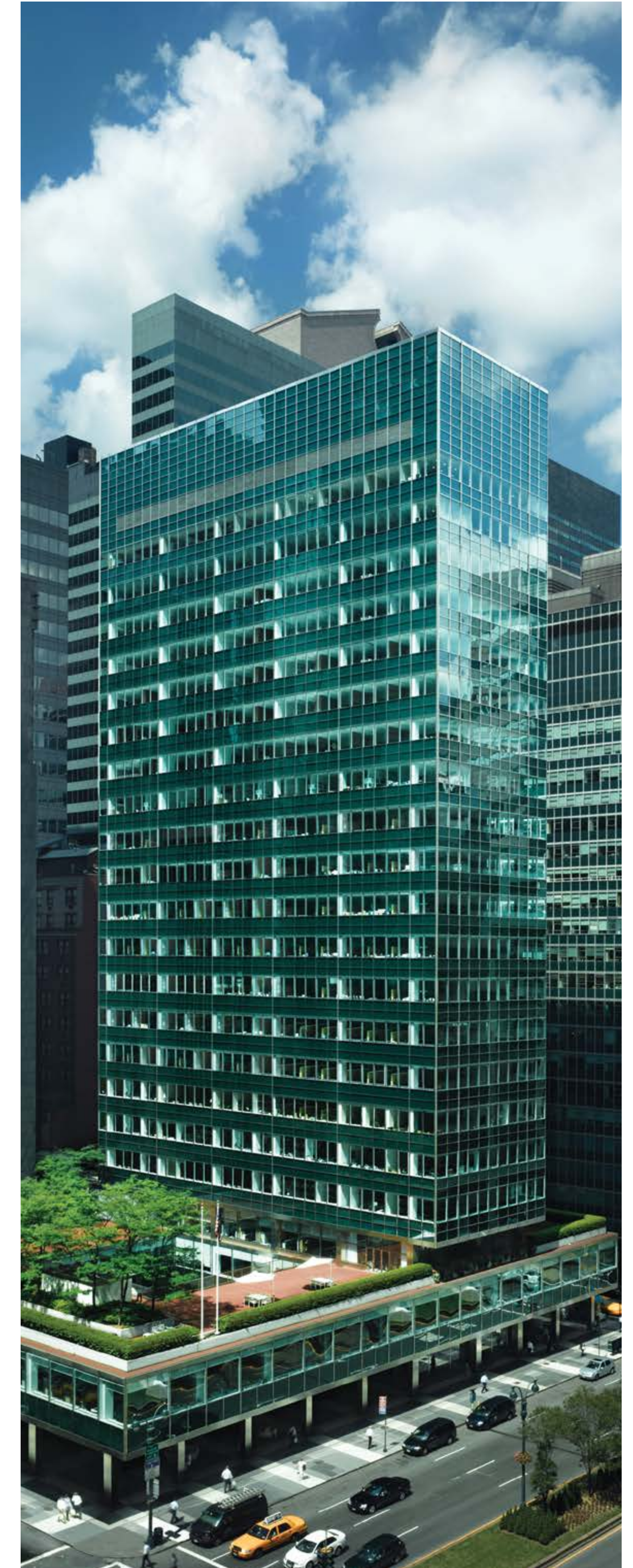
Owner/Developer

RFR is a privately held real estate investment, development and management company with a core focus on select properties in the United States and Germany. Founded in 1991 by Aby Rosen and Michael Fuchs, RFR has built a world-class portfolio of commercial, residential, hotel and retail properties with 5.5 million square feet in the United States and 4 million square feet in Germany under ownership.

Landmark Collection



375 Park Avenue Seagram Building



390 Park Avenue Lever House

Redevelopment Team

- Architect:**
Beyer Blinder Belle Associates
- Construction Manager:**
Newgrange Construction
- Code Consultant:**
Metropolis
- Electrical:**
PowerCom Associates
- Elevator Consultant:**
BOCA Group
- Elevator Contractor:**
Nouveau Elevator
- Emergency Generator:**
Kohler
- Mechanical Engineering:**
CFS Engineering D.P.C
- Structural Engineering:**
DeSimone Engineering Associates
- Window Replacement:**
Skyline Windows

Selected RFR Redeveloped Properties



160 Fifth Avenue



285 Madison Avenue



90 Fifth Avenue



281 Park Avenue South



RFR

345parkavenuesouth.com
rfr.com
rfrspace.com

AJ Camhi
212 308 0700
acamhi@rfr.com



Benjamin Bass
212 812 6026
benjamin.bass@am.jll.com

Steven Rotter
212 812 5850
steven.rotter@am.jll.com

Alexander Chudnoff
212 418 2622
alexander.chudnoff@am.jll.com

Mitchell Konsker
212 812 5766
mitchell.konsker@am.jll.com