

345
PAS

RFR



IDENTITY



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

Flexible Tenant Programming Opportunities

345 PAS 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



12th Floor with Skylights



Typical Office Floor



Stadium Seating



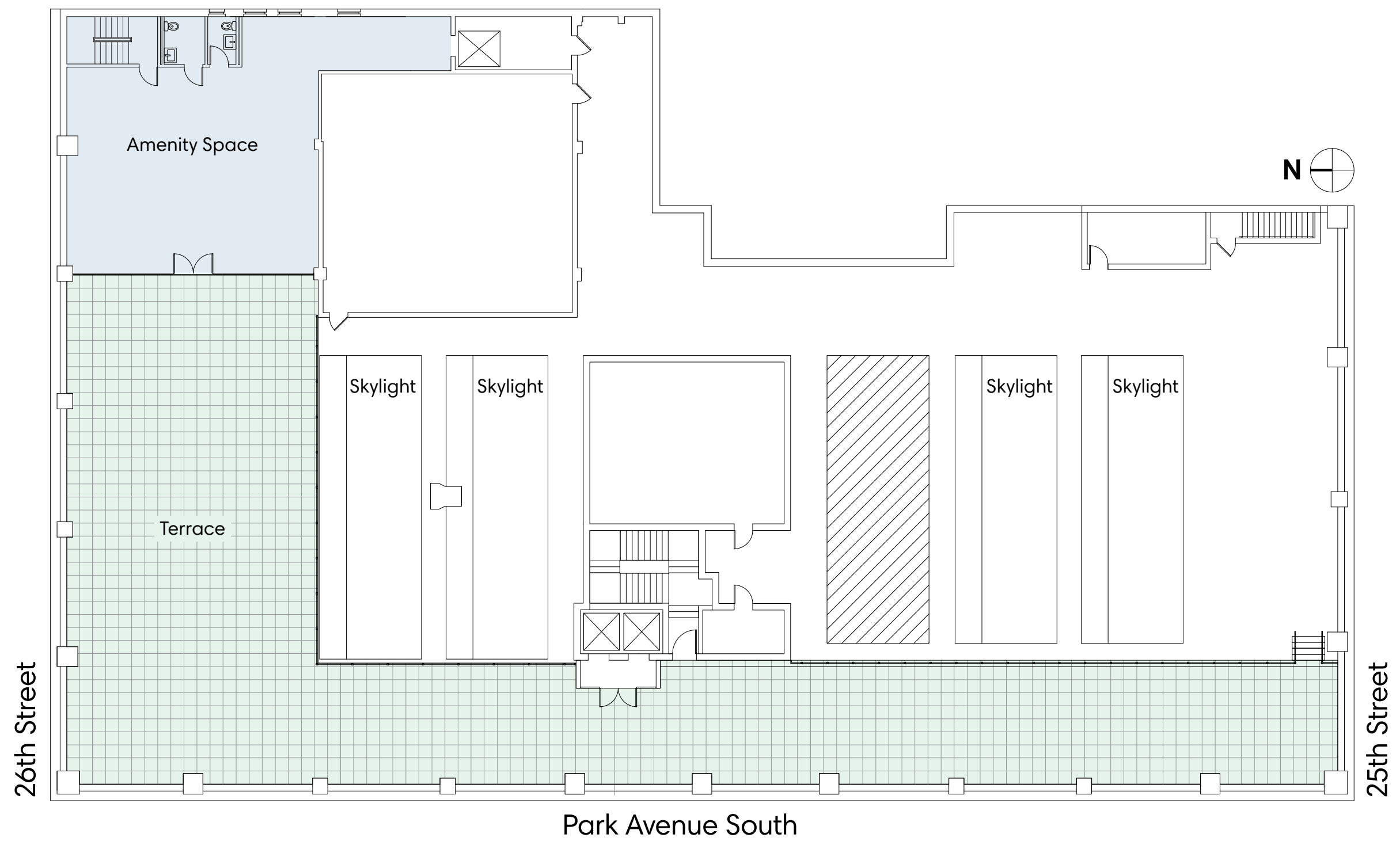
Roof Terrace



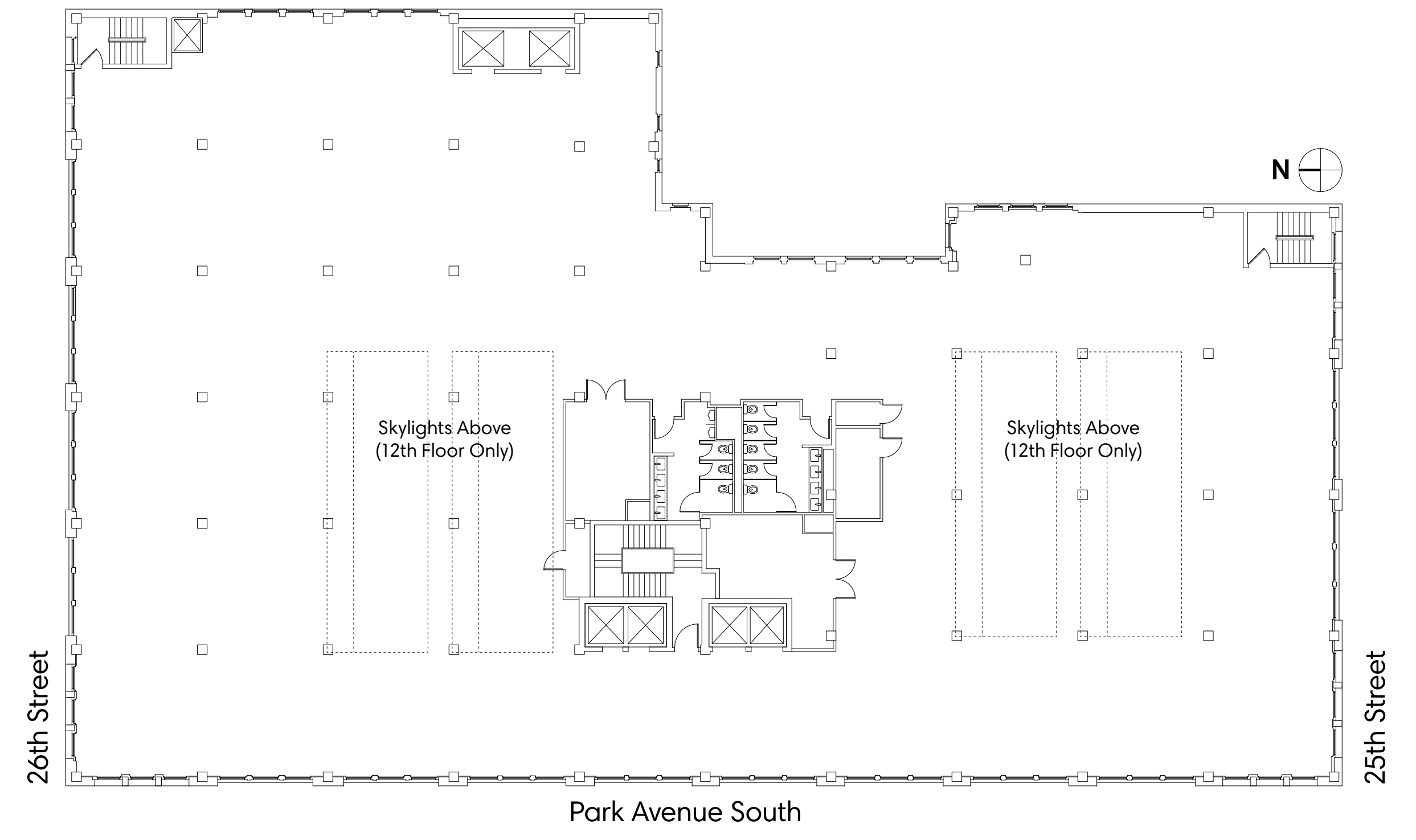
WELLNESS
TRANSFORMATION
FITNESS
WATER
ENERGY
CARDIO
RUN
WEIGHT LOSS
NUTRITION
VITAMIN
PRIORITY
LIFESTYLE
SAT
MOTIVATION
RESOLUTION
SPORT
MARATHON
SUCCESS
TRAIL
LIVE
TRAIL

Fitness Center

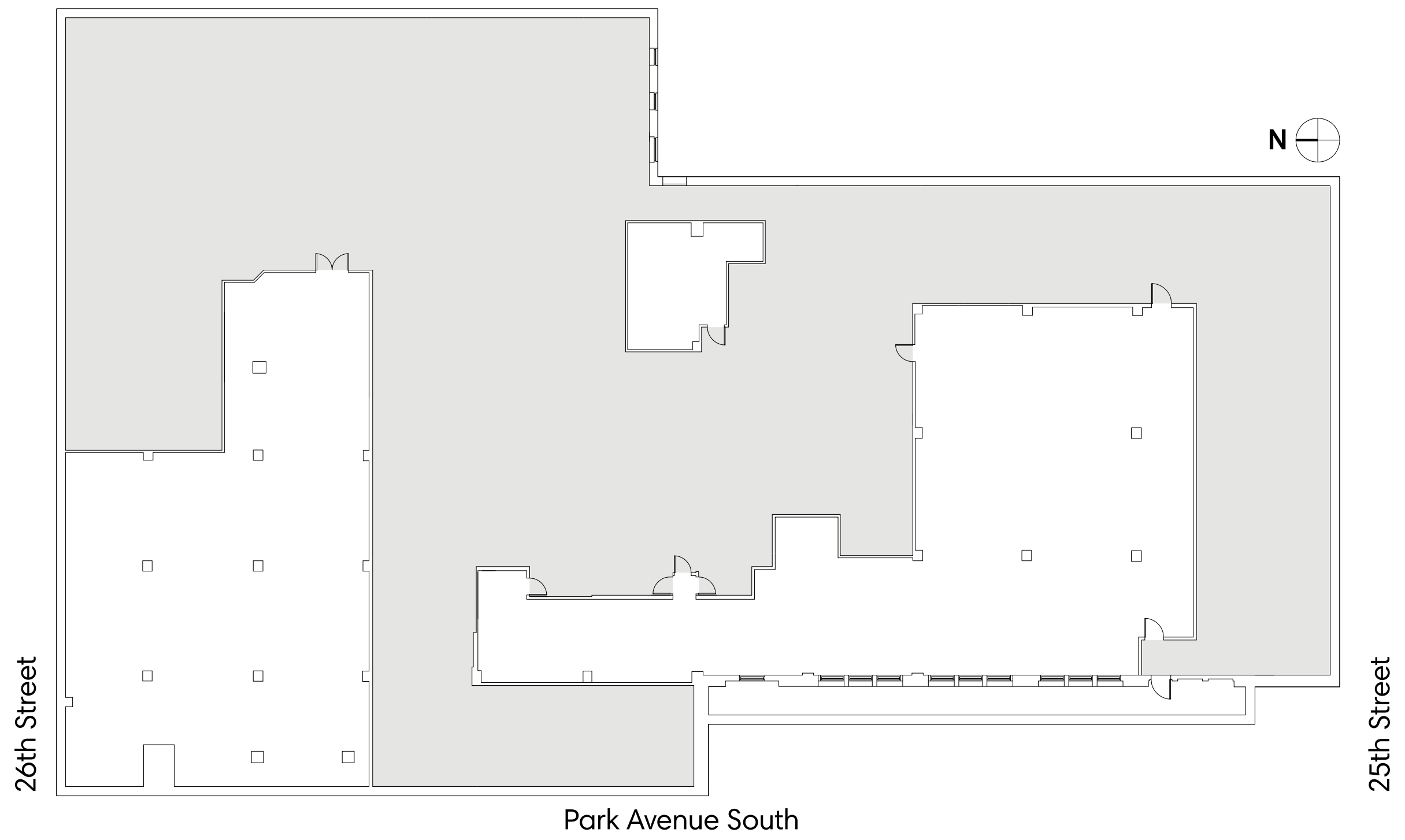
Roof Terrace
8,000 SF



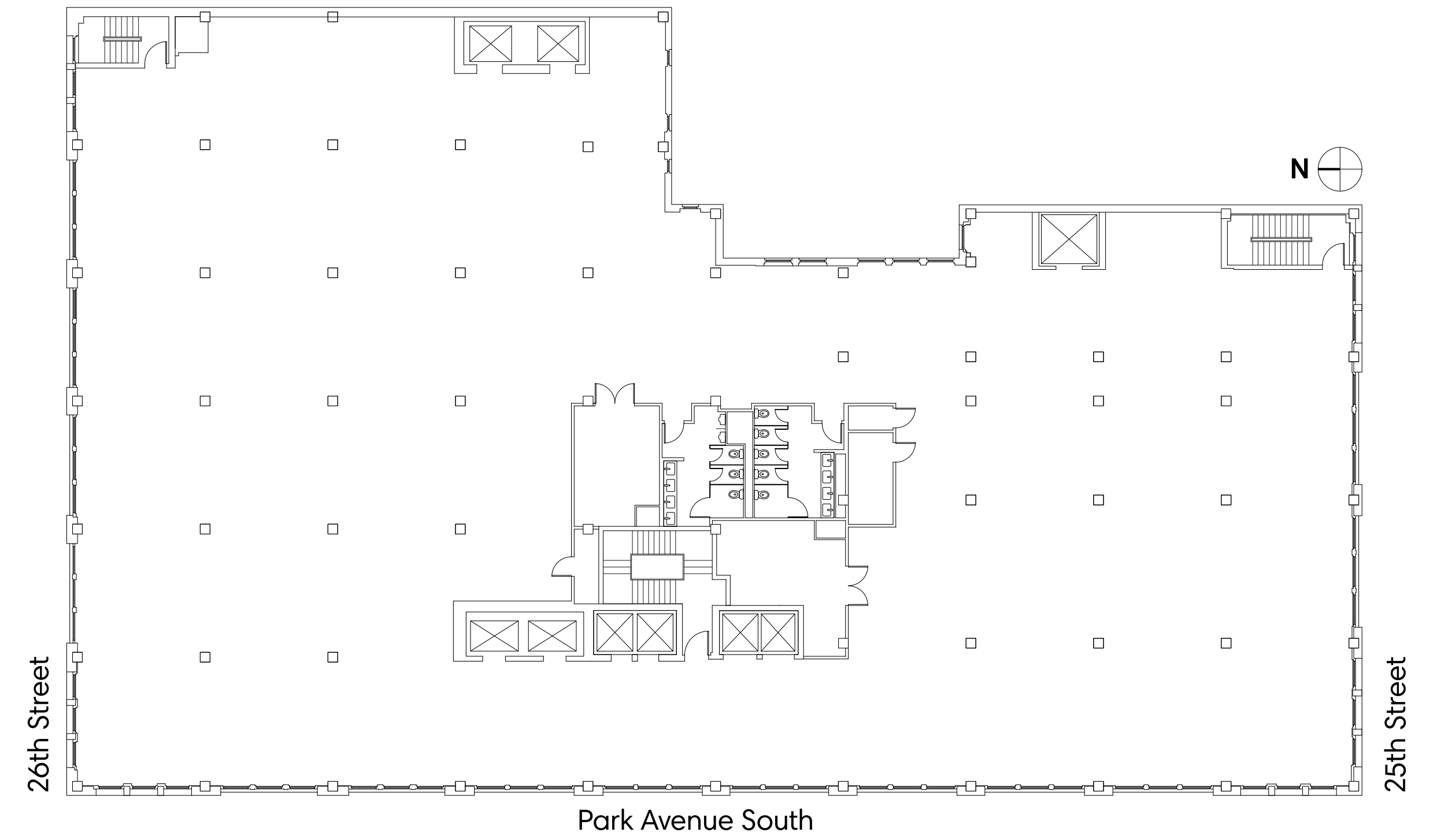
Floors 7-12
26,500 SF each | 13' Floor Height | Floor 12, 13'-17' Ceiling Height



Lower Level
10,000 SF



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



Total SF

300,000 SF + Roof Terrace

Roof Terrace

8,000 SF

Floor 12

26,500 SF | 13'-17' Ceilings

Floor 11

26,500 SF | 13' Floor Height

Floor 10

26,500 SF | 13' Floor Height

Floor 9

26,500 SF | 13' Floor Height

Floor 8

26,500 SF | 13' Floor Height

Floor 7

26,500 SF | 13' Floor Height

Floor 6

26,000 SF | 13' Floor Height

Floor 5

26,000 SF | 13' Floor Height

Floor 4

26,000 SF | 13' Floor Height

Floor 3

26,000 SF | 14' Floor Height

Floor 2

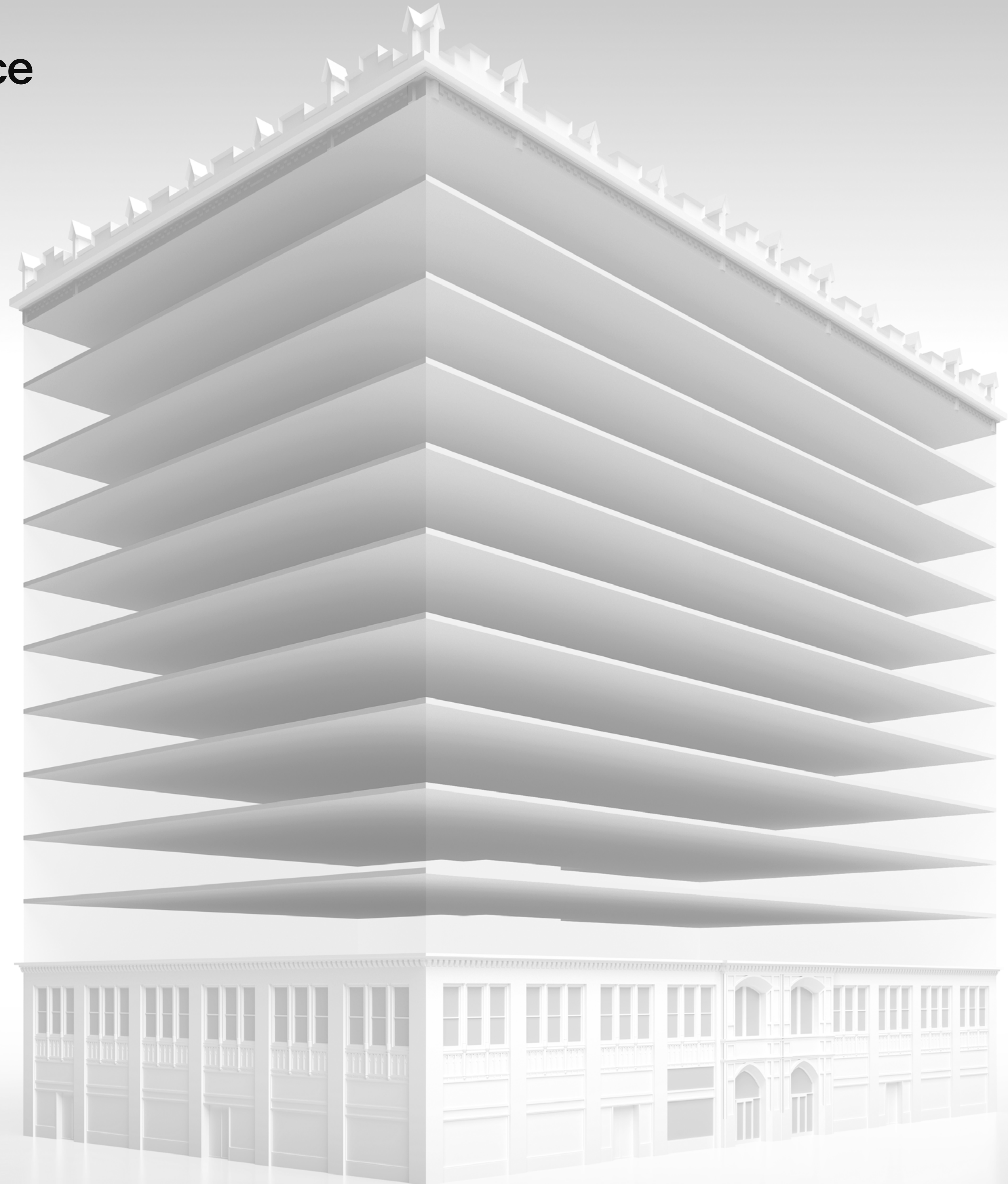
26,000 SF | 15' Floor Height

Lobby

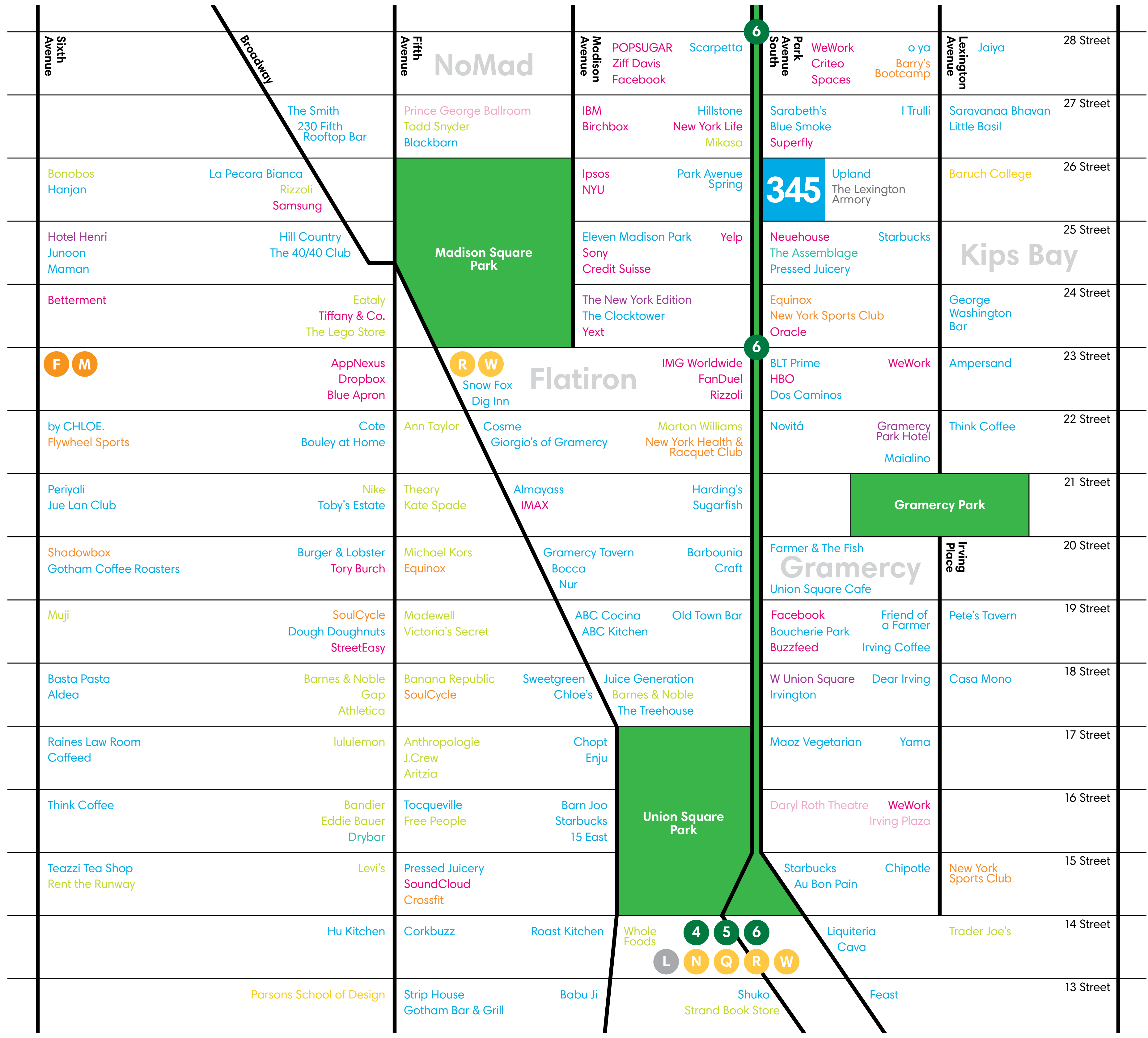
1,400 SF | 20' Floor Height

Lower Level

10,000 SF



Located in the Epicenter of Midtown South



Neighborhood Amenities

- Parks
- ● ● ● ● ● ● ● ● Transportation
- Restaurants & Bars
- Entertainment
- Hotels
- Shopping
- Schools
- Services
- Gyms
- Corporate Neighbors

One Block from Madison Square Park and Countless Services & Amenities





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: 10,000 SF

Floor Heights

Floor 1: 20'
Floor 2: 15'
Floor 3: 14'
Floors 4–12: 13'

Construction

Steel framing and structural concrete floor slabs

Floor Loads

75 lbs/SF on tenant floors
100 lbs/SF on roof terrace

Egress Stairs

Tenant shall have the ability to use/access all three building egress stairs

Density

Floors 2–12: One person for every 90 SF
Roof Terrace: Public Assembly in place allowing for 240 people

Electrical

6 watts / SF demand exclusive of HVAC (Can be increased by tenant)

Emergency Generators

350 kw emergency generator serves all of the building's life safety, elevators, stair lighting, egress lighting and critical building systems. Additional room on the roof is available should Tenant require an additional generator

HVAC

New 1,000 ton cooling tower
Floors 2–11: 60 ton AC/DX unit per floor
Floor 12: 80 ton AC/DX unit

Supplemental Cooling

125 tons of supplemental condenser water

Telecommunications Fiber

Main point of entry: 26th Street

Broadband Service Providers

Verizon and Spectrum

Bicycle Storage

Multiple access points to lower level per tenant's design

Windows

New large double pane insulated windows
Typical bays: 16' 6" x 8' 6"
Floor 2 bays: 16' 6" x 10' 6"

Elevator Quantity and Capacity

All new fully furnished cabs with Destination Dispatch technology
Six Passenger Elevators (3,000 lbs)
Four Freight Elevators (3,500 lbs)
Two passenger elevators and one freight elevator will access the roof terrace

Nearby Parking Garages

119 East 28th Street (28th St & PAS)
Electric car charging stations

Nearby Citi Bike Stations

24th Street & Park Avenue South
25th Street & Broadway
22nd Street & 5th Avenue
26th Street & Lexington Avenue

Accessibility

The building is ADA compliant

Building Management System

BMS uses direct digital control technology (DDC) to monitor and control all building systems to optimize efficiencies and energy consumption

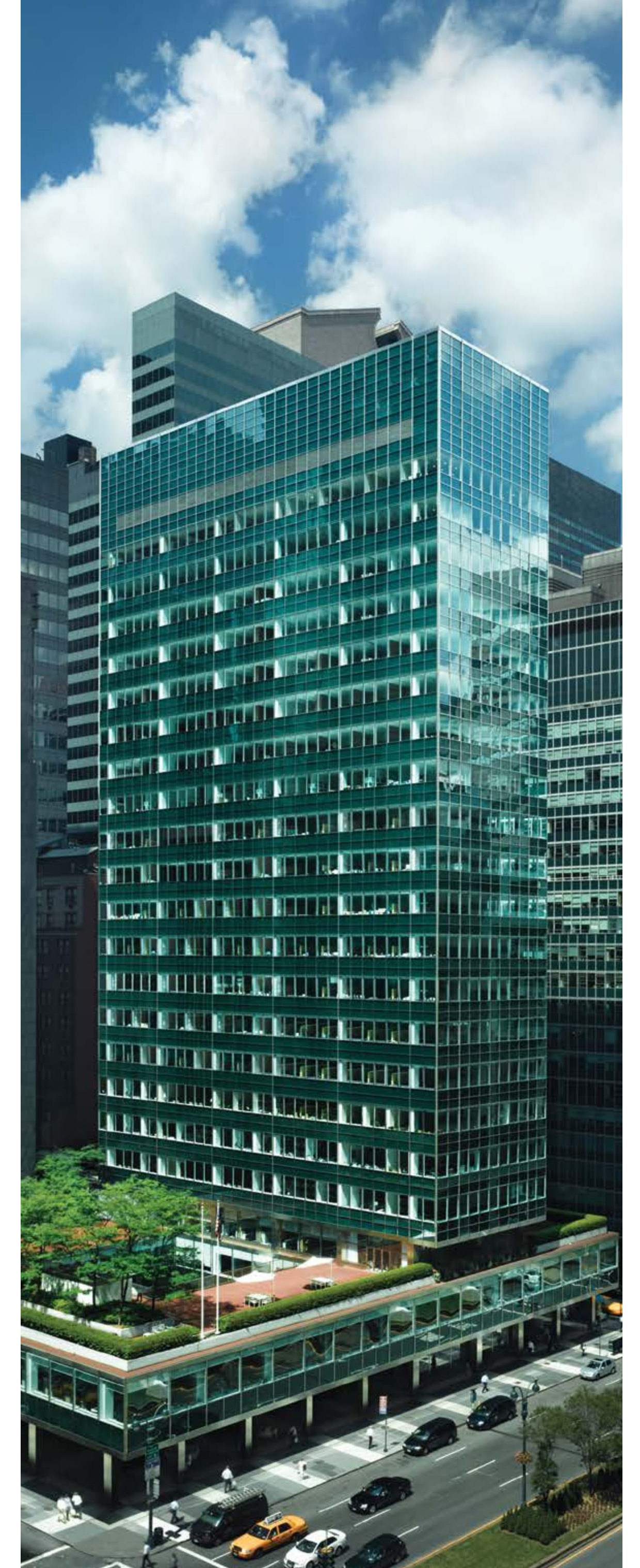
Owner/Developer

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

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rfr.com
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