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where architecture meets nature



I N H A L E





E X H A L E



THE PLAZA



where space meets space







S P A C E T O

D E C O M P R E S S





THE PLAYGROUND

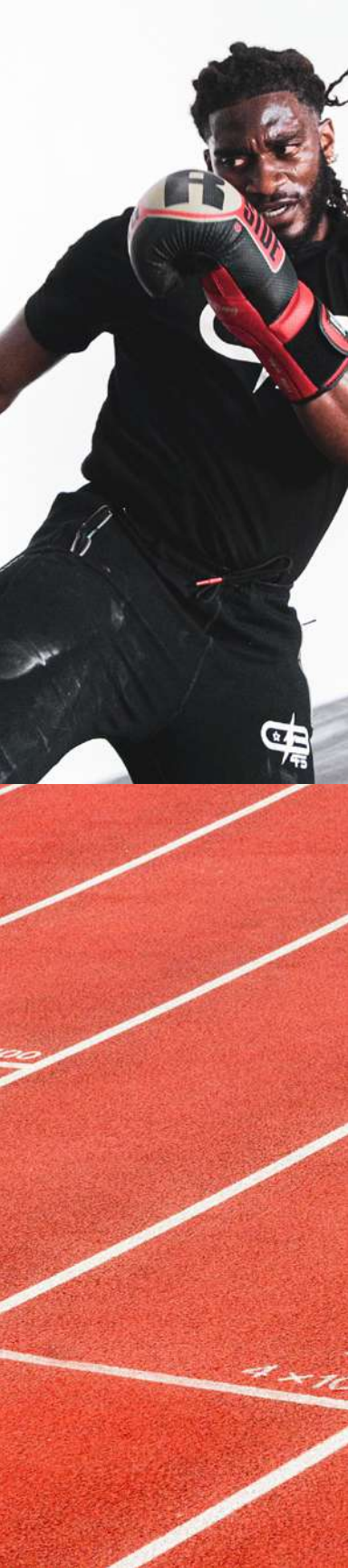




THE PLAY
GROUND

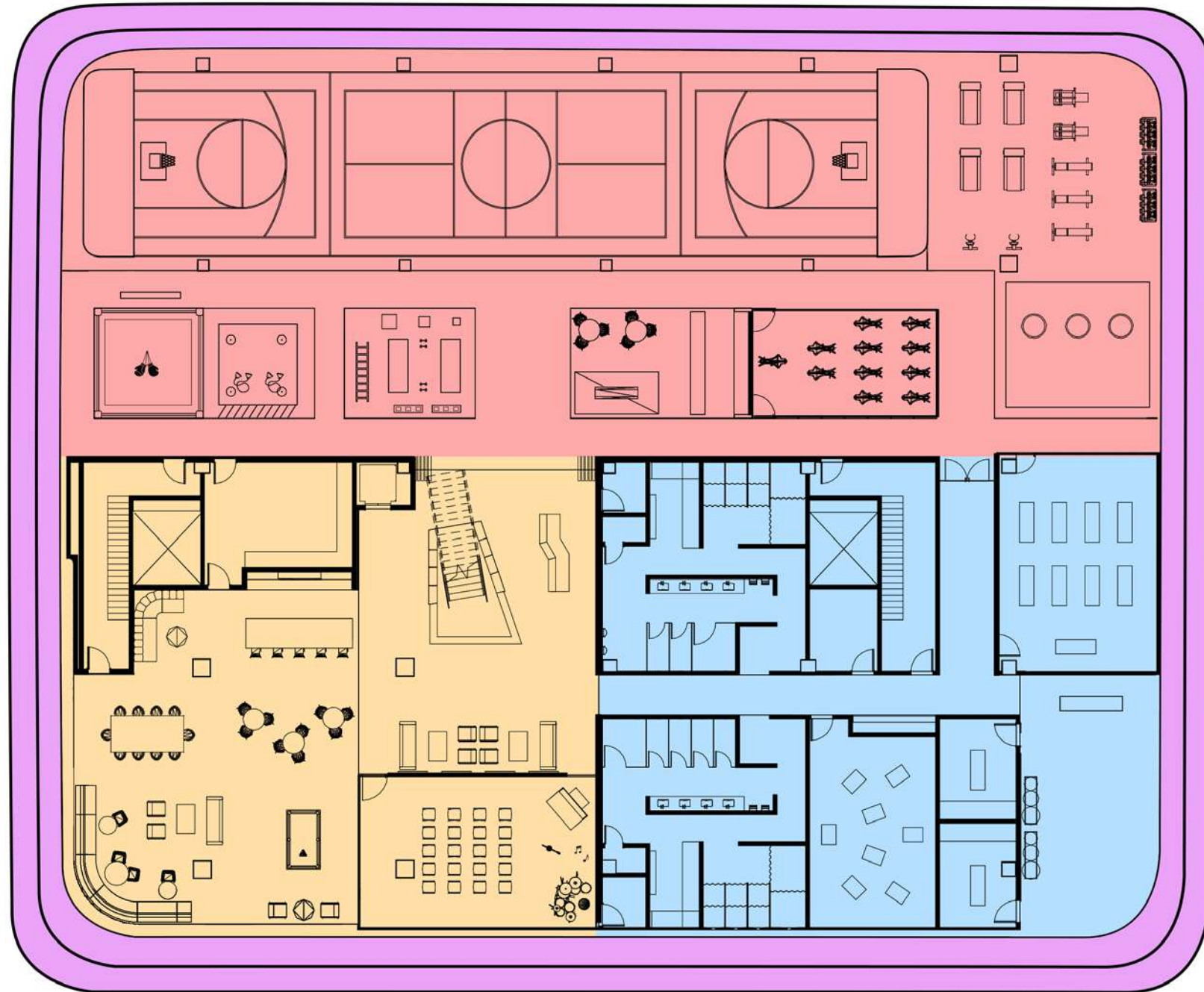






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BASKETBALL COURT

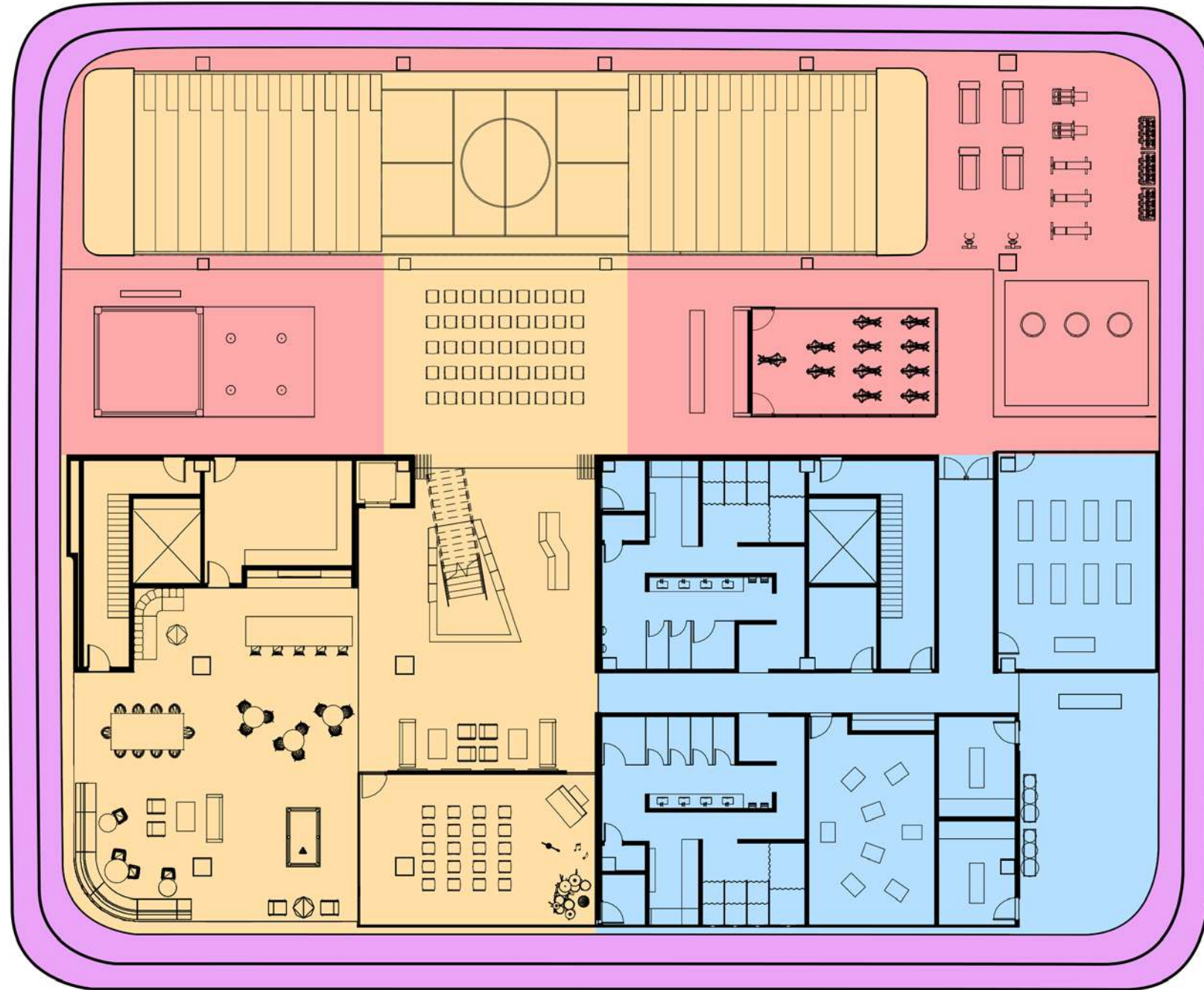
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TOWN HALL

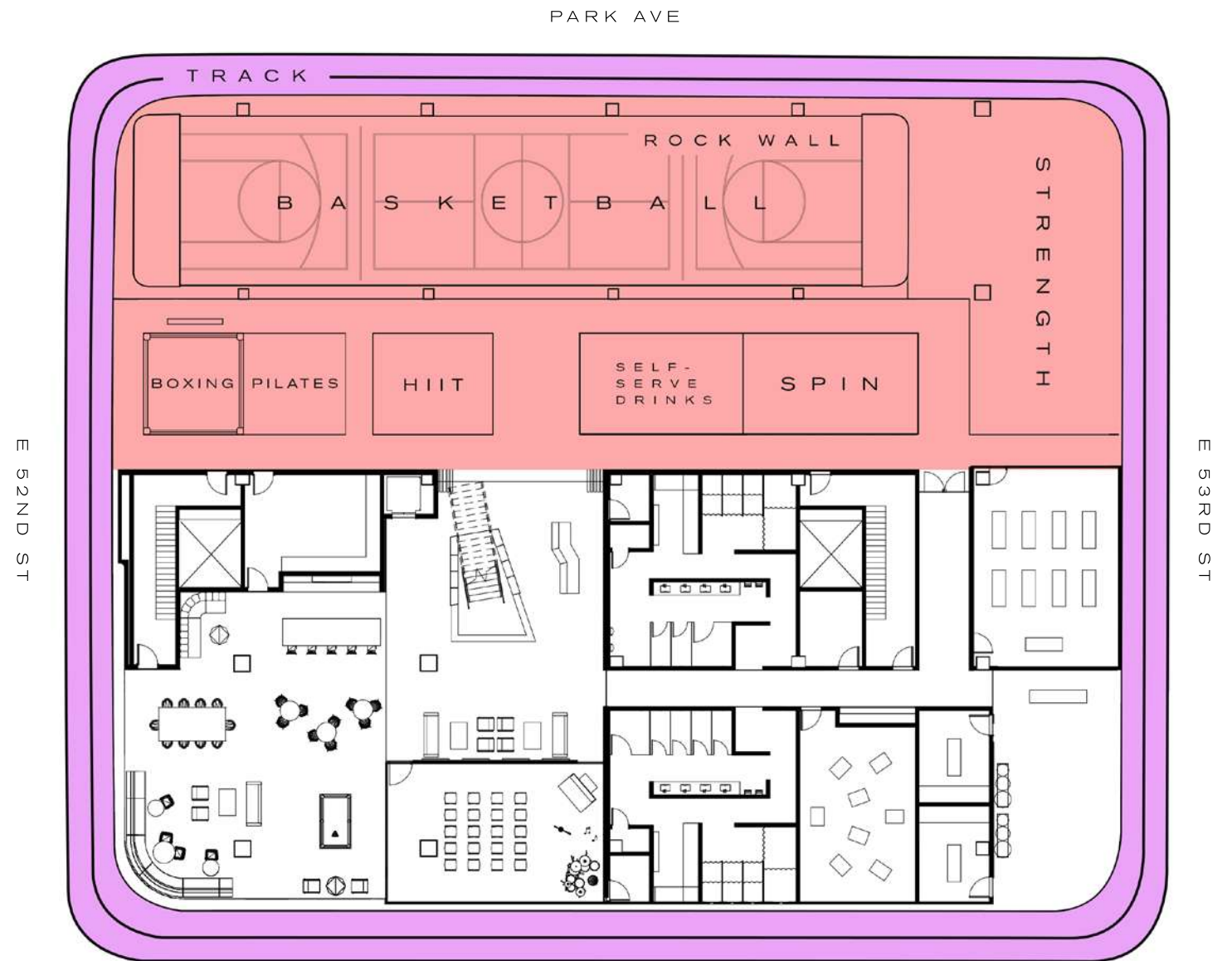
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F I T N E S S



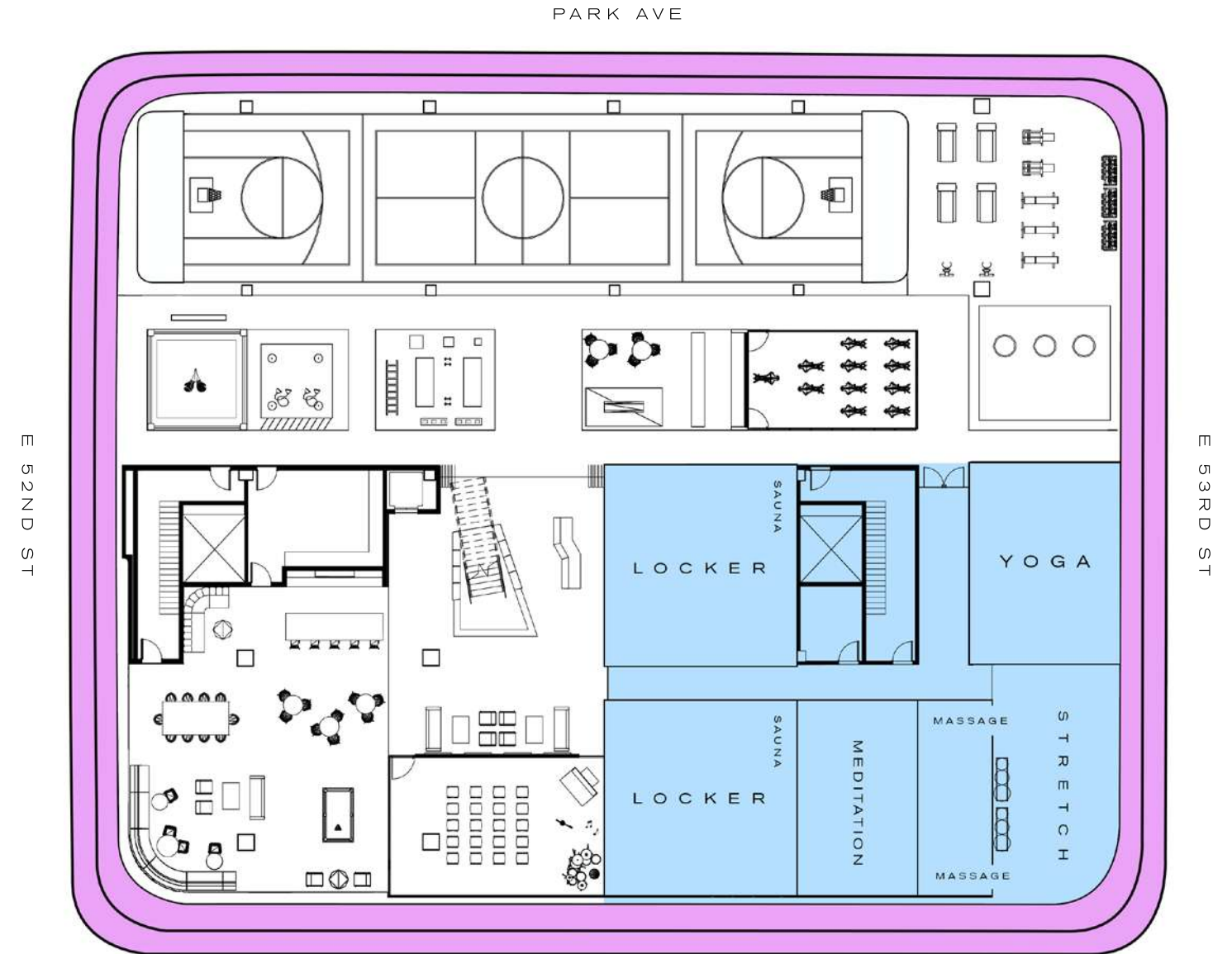


S P A C E T O M O V E





W E L L N E S S





S P A C E

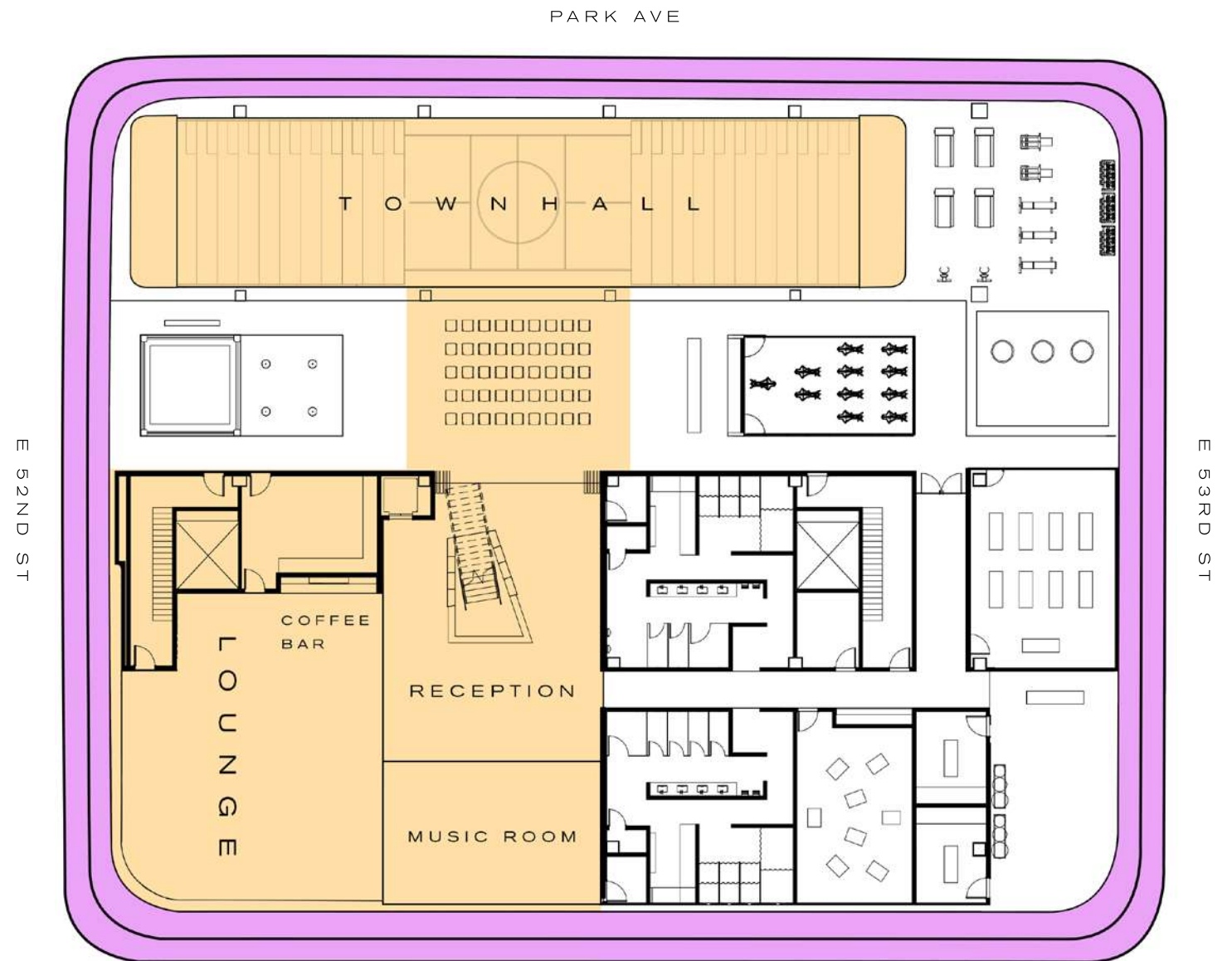


T O F L O W





S O C I A L





S P A C E T O C H I L L



S E A G R A M
C O N F E R E N C E C E N T E R



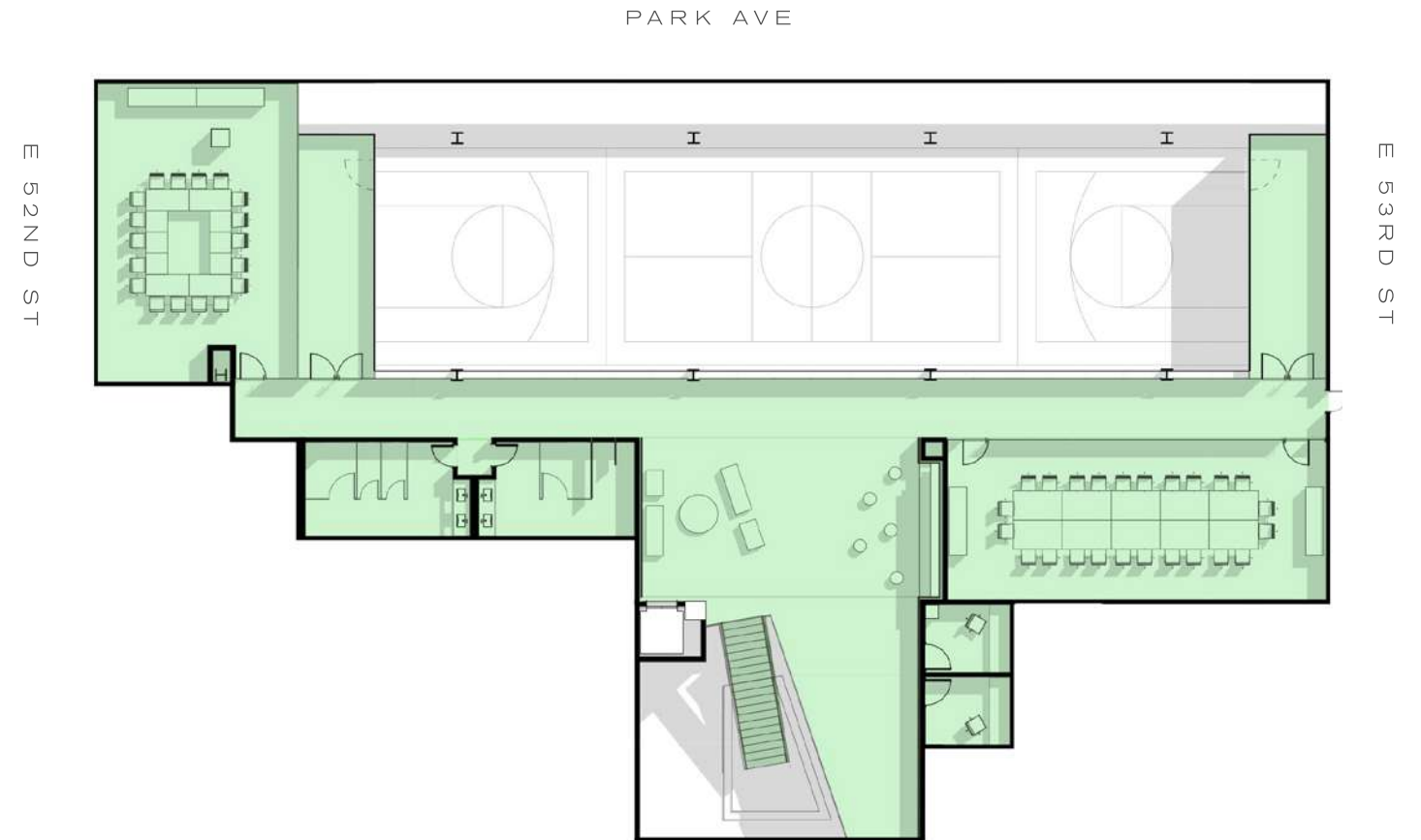
where space meets conversation







M E E T T R A I N L I S T E N L E A R N C O L L A B



BOARD ROOM

TRAINING ROOM

PHONE ROOMS

S E A G R A M

T E R R A C E L O U N G E



where space meets privacy







THE RESTAURANTS



where space meets indulgence





T H E L O B S T E R C L U B

T H E G R I L L



THE CURATION



where space meets art





C U R A T E D T O

I N S P I R E



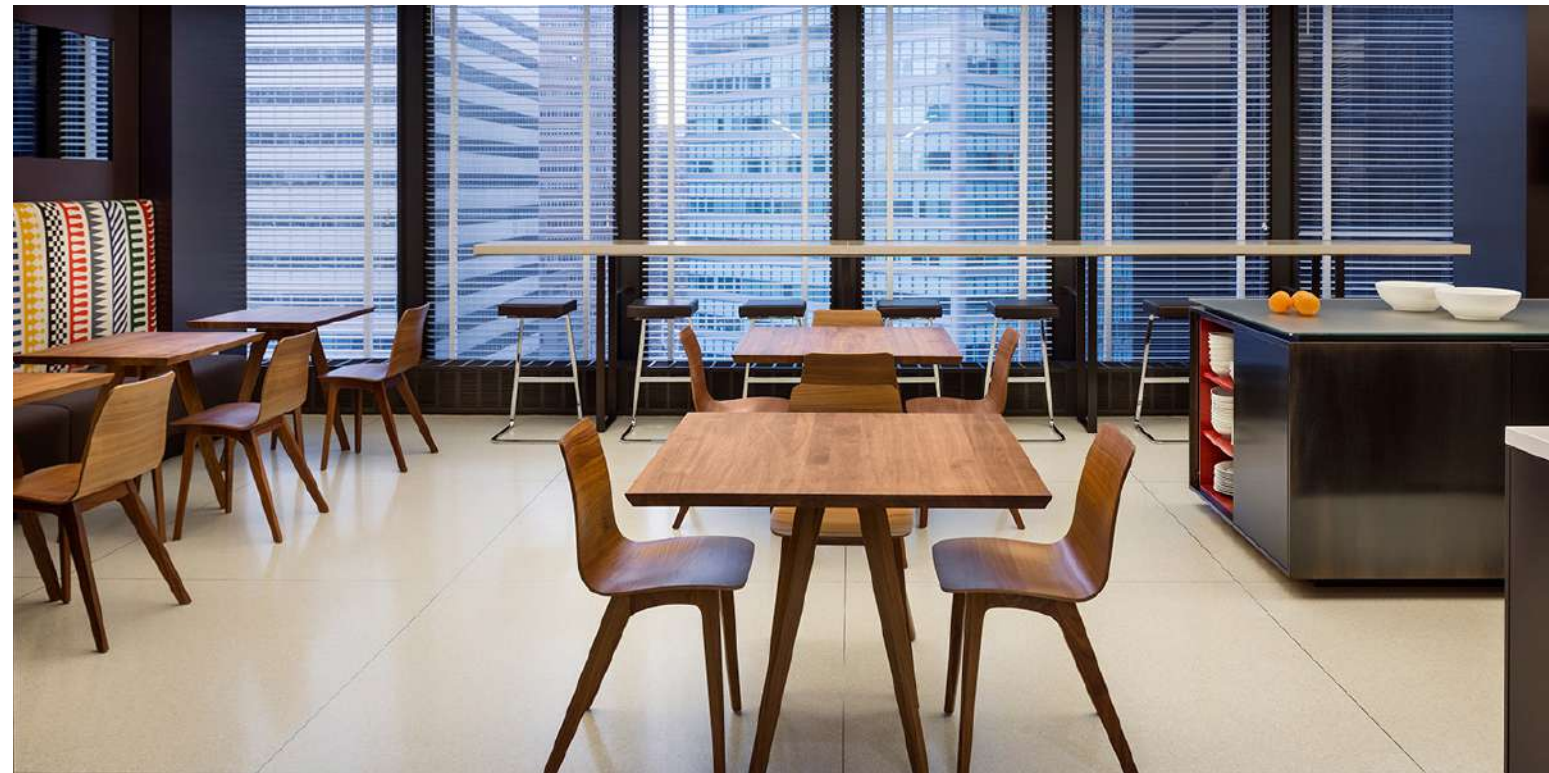
OFFICE INTERIORS



where space meets our community



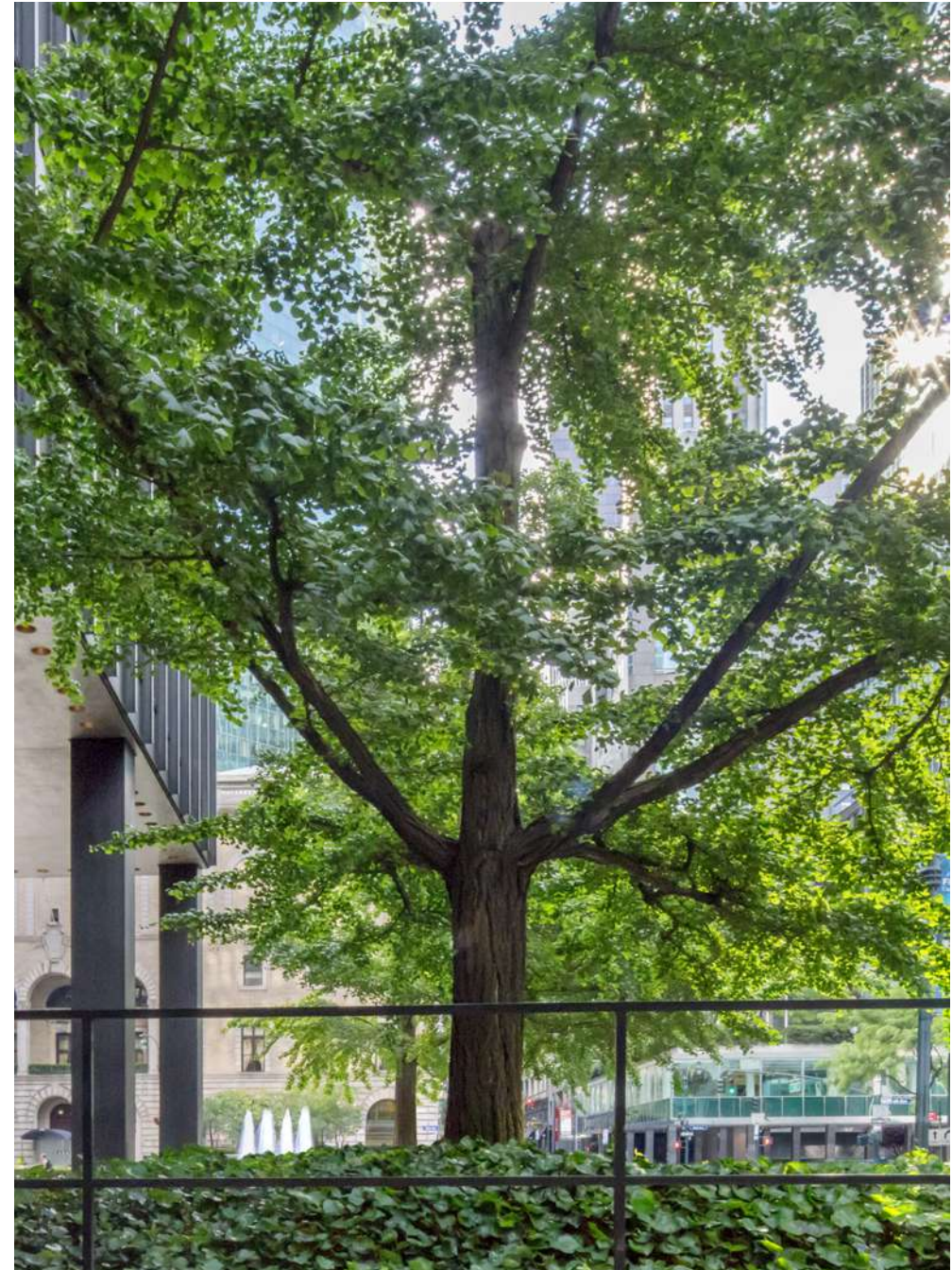




YOUR PRIVATE SEAGRAM



where space meets opportunity



			Y O U R				A R E A			
CENTRAL PARK							SEPHORA	bloomingdale's		
58										59
57	BERGDORF GOODMAN									58
56	NOBU									57
55										56
54										55
53	MoMA									54
52										53
51										52
50										51
49										50
48										49
47										48
46										47
45										46
										45



M O M A



F I G & O L I V E



B Y C H L O E



T H E S M I T H



P A R K A V E



C E N T R A L P A R K



H E N R Y ' S R O O F T O P B A R



B L U E S T O N E L A N E



L A V O



P A L E Y



G R A N D C E N T R A L

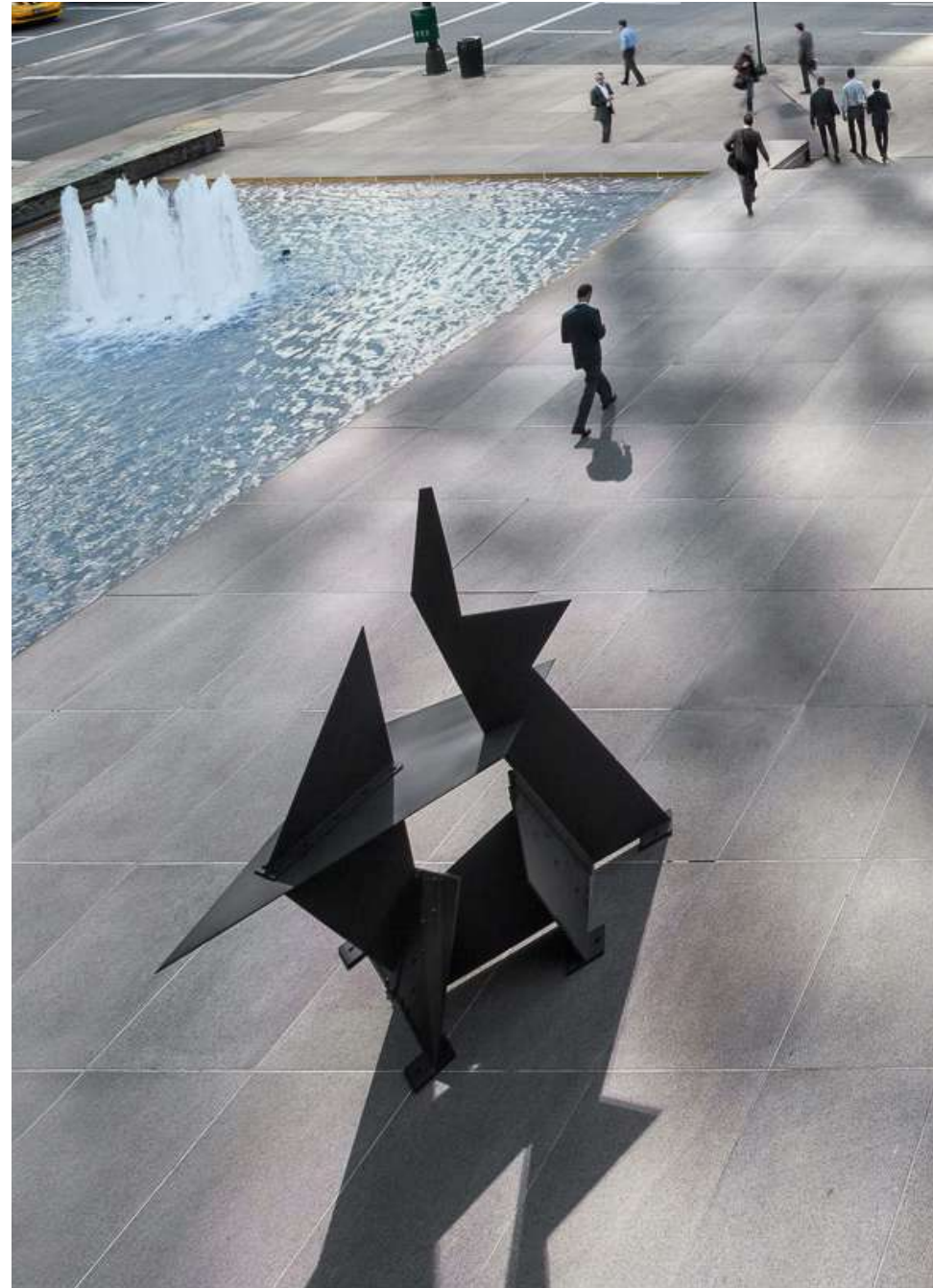


L I T T L E T O N G N O O D L E

THE HOSPITALITY



where space meets RFR



OWNERS | MANAGERS

Within a diversified portfolio that includes hotel, residential, restaurant, retail, and office properties, RFR consistently delivers an elevated experience.

It begins with understanding and anticipating your needs. It extends to flawless execution in attentive service and support. Finally, it's realized in long-term tenants who feel our attention each and every day.

Founded in 1991 by Aby Rosen and Michael Fuchs, RFR has built a monumental world-class portfolio.

We own and manage over 11 million square feet in the United States and 10 million square feet in Germany. Our core markets in the United States include New York, Stamford, Seattle, San Francisco and Miami.

A unique combination of European finesse and American ingenuity, RFR leads the real estate industry in operating, developing, leasing, and managing world-class properties.

We uphold values of excellence, health, respect, & diversity.



Chrysler Building
New York
Office



100 E 53RD
New York
Residential



Veronika
New York
Restaurant



11 Bond (SHOWFIELDS)
New York
Retail



W South Beach
Miami
Hotel



Theodor-Heuss Allee 100
Frankfurt, Germany
International

B U I L D I N G I N F O R M A T I O N

LOCATION

375 Park Avenue,
Blockfront 52nd and 53rd
Street, East Side of Park Ave

ARCHITECTS

Ludwig Mies van der Rohe
Philip Johnson

BUILDING SIZE

860,000 rentable SF

STORIES

38 Floors

FLOOR SIZE

15,700 to 39,100

SECURITY

24 hours a day, 7 days
per week security guard
coverage with digital CCTV
cameras and equipment

BUILDING ACCESS

24 hours a day,
7 days per week

LOADING DOCK

On 52nd Street with
2 truck bays

ELEVATORS

17 passenger cars over
3 banks, 1 freight car,
and 1 convenience car
between garage and
building lobby

WINDOWS

Floor-to-ceiling windows

8” low-profile perimeter
induction units allow over
2’ 0” of additional vision glass

TRANSPORTATION

Subway: E, M, N, R, W,
S, 4, 5, 6, 7
Train: Metro North, LIRR
via East Side Access
(future)
Bus: Major routes down
Madison and Lexington
Citi Bike

PARKING

Exclusive tenant
reserved parking

Electric car charging
Bike storage available

OUTDOOR SPACE

Over one acre of
outdoor space –

1 1th Floor Terrace:

7,300 SF

5th Floor Terraces

(North and South):

5,000 SF

Plaza and side gardens:

30,000 SF

AIR QUALITY

Ability to deliver 100%
fresh outside air

MERV 13 filters on
all fan systems

Semiannual indoor air
quality tests and equipment
inspections performed by
Underwriters Laboratories

Air quality, temperature,
humidity, particulate matter,
formaldehyde, carbon
dioxide, carbon monoxide,
ozone, VOCs, and light level

CERTIFICATIONS

Pursuing Fitwel certification,
which addresses the health
and well-being of building
occupants and employees.
Fitwel follows Center for
Disease Control (CDC)
guidelines.

Pursuing LEED

FLOOR LOADS

2nd Floor: 100-120 lbs/SF

3rd Floor: 100 lbs/SF

Floors 4-38: 50 lbs/SF

HEATING

ConEd-supplied steam for
both interior and perimeter
fans with hot water circulated
to perimeter induction units

COOLING

Main cooling tower:
5,400 tons
Lower cooling tower:
400 tons
Steam chillers:
Two (2) at 1,600 tons
Electric chiller:
350 tons
Glycol condenser system:
450 tons
Supplemental water
available per base Floor:
40 tons

ELECTRIC

Four (4) 4,000 amp services,
3 phase/480V
Minimum six (6) watts/SF

Bus ducts:
Two (2) TM (3,000A),
HB2 (2,000A)

ASCO switches:
Six (6) at 1,200 amps
Two (2) at 400 amps
One (1) at 200 amps

BACKUP POWER

Two (2) 2,500 kW
generators for tenant use
Two (2) 250 gallon day tanks
Two (2) 4,500 gallon
basement fuel tanks

WEBSITE

seagram375park.com

OWNERSHIP/
MANAGEMENT

RFR

LEASING

RFR

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S E A Y O U R A G R A M