

25 West 45th Street

Height

170 feet

Year built

1913

Sq Ft

192,000

Stories

17

Typical Floor RSF

11,771

Ceiling Heights

2nd Fl: 16'

3rd – 15th Fl: 11'

16th Fl: 18'

17th – Fl: 11'

Column Spacing

16 feet

Floorload

Live load 60lbs/SF

Location

North side of 45th Street between 5th and 6th Avenues. Situated in the heart of Midtown Manhattan in the Grand Central sub-district.

Recent Renovations

Renovated building lobby and elevators; Boiler upgrade, new windows, bathrooms and public corridors.

Construction

Concrete encased fireproof steel frame.

Exterior

Brick exterior with fully-restored limestone façade developed by James T. Lee, grandfather of Jacqueline Kennedy Onassis.

Lobby

Newly renovated lobby, which blends the building's classical architectural elements with attractive modern design features like polished stone flooring and revolving glass doors.

Elevators

3 Passenger, 2 Freight.

Windows

New aluminum insulated double-pane windows with ultra-light lifts.

HVAC

AC System type – Self contained air cooled units located on each floor;
Heating system – Natural gas pumped to perimeter radiators.

Health & Safety

Centrally monitored Class E fire alarm system with flow detectors, electronic tamper switches and smoke detectors.
Building is fully sprinkled.

Security

24/7 attended lobby. Digital camera recording of all entryways and elevators; Card Key Access control for after hours building access.

Data / Telecom Providers

Wired Score Gold Certification. Cogent, Verizon FiOs, Spectrum, Pilot Fiber, and Crown Castle.

Retail Tenants

Chipotle, Federal Express.

Tenant storage

Yes

Office tenants

Sterling National Bank, Crossover Health Management, Fulcrum Financial, Tom James Company, Auerbach Grayson, WeWork.

Energy certificates

LEED Gold and Energy Star Certifications.

Amenities

Conference center outfitted with state of the art communication technology. Chipotle Mexican restaurant and Fedex on-site. Web-based tenant work order and visitor access system, Angus Anywhere.

Broker

Newmark Knight Frank

Managing Agent

APF Properties LLC

