

## 9 W 57th St - Solow Bldg



**Location:** Solow Bldg  
 AKA 10 W 58th St  
 Between Fifth & Sixth Avenues  
 Midtown Cluster  
 Plaza District Submarket  
 Manhattan  
 New York, NY 10019  
**Developer:** Solow Building Company, LLC  
**Management:** Solow Building Company, LLC  
**Recorded Owner:** Sheldon H. Solow

**Building Type:** Class A Office

**Status:** Built 1972  
**Stories:** 50  
**RBA:** 1,393,200 SF  
**Typical Floor:** 27,864 SF

**Total Avail:** 499,964 SF  
**% Leased:** 67.6%

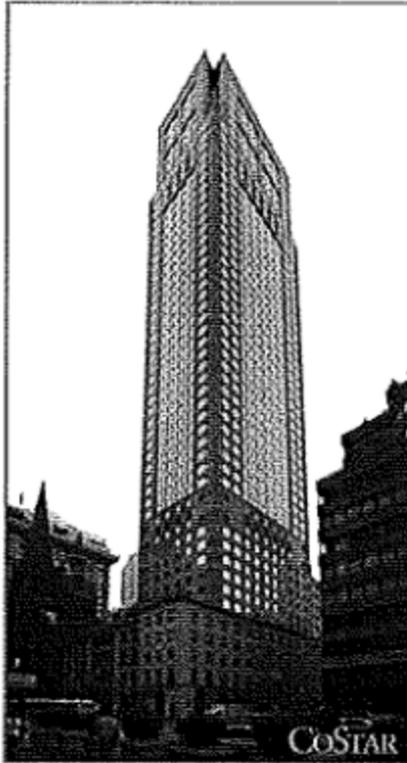
**Expenses:** 2012 Tax @ \$21.44/sf; 2012 Est Ops @ \$21.48/sf  
**Parcel Number:** 1273-0022

**Parking:** Ratio of 0.15/1,000 SF

**Amenities:** 24/7 Building Access, Banking, Bus Line, Metro/Subway, On Site Management, Property Manager on Site, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 15th Floor	3,210	3,210	3,210	\$110.00	Vacant	Negotiable	Direct
Will build to suit.							
P 30th Floor	12,625	12,625	12,625	\$155.00	Vacant	Negotiable	Direct
Faces South. Will divide and build to suit.							
E 49th Floor	33,200	33,200	33,200	\$175.00	Vacant	Negotiable	Direct
Will divide and build to suit. \$175/SF is for north side. Facing south is slightly less \$/SF.							

# 712 Fifth Ave



Location: **AKA 2-8 W 56th St**  
**S/W/C West 56th Street**  
**Midtown Cluster**  
**Plaza District Submarket**  
**Manhattan**  
**New York, NY 10019**

Building Type: **Class A Office**

Status: **Built 1990**

Stories: **52**

RBA: **543,000 SF**

Typical Floor: **9,886 SF**

Total Avail: **179,086 SF**

% Leased: **77.6%**

Developer: **Taubman Centers, Inc.**

Management: **1325 Avenue of the Americas LP**

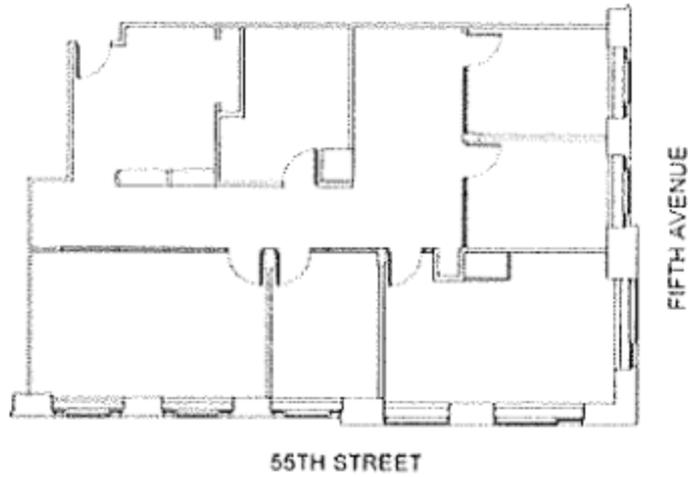
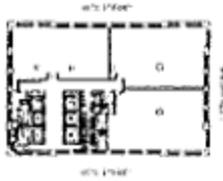
Recorded Owner: **712 Fifth Ave LP**

Expenses: **2010 Tax @ \$21.95/sf, 2001 Est Tax @ \$11.97/sf; 2000 Ops @ \$21.36/sf, 2010 Est Ops @ \$21.57/sf**

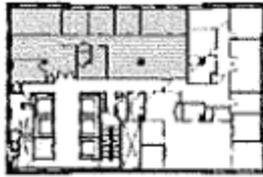
Parcel Number: **1271-0038**

Amenities: **24/7 Building Access, Bus Line, Conferencing Facility, Energy Star Labeled, Metro/Subway, On Site Management, Property Manager on Site**

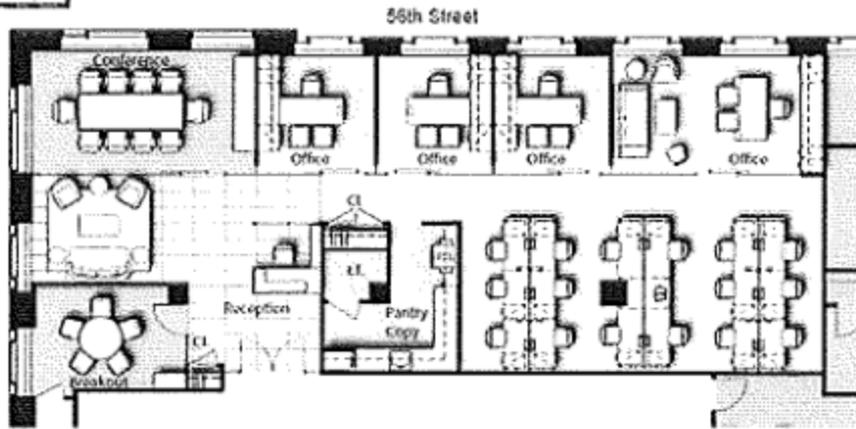
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 39th Floor	3,350	3,350	3,350	\$120.00	05/2013	Negotiable	Direct
4 offices, conf room							
P 41st Floor	4,350	4,350	4,350	\$125.00	Vacant	Negotiable	Direct
Landlord to pre-build and renovate corridor. 2 conference rooms, 4 offices, large open area (16 traders), pantry and reception. Great Central Park views.							



712	 <b>PARAMOUNT GROUP, INC.</b>	712 FIFTH AVENUE NEW YORK, NY 10019	39TH FLOOR PLAN EXISTING CONDITIONS - 3,350 RSF	
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Key Plan  
Scale: N/A



Date: 03-19-12  
Drawn: JTB

712 PARAMOUNT GROUP, INC. 712 5th Avenue 41st Floor New York, NY Marketing Plan



## 767 Fifth Ave - GM Building



**Location:** GM Building  
 AKA 2-32 E 59th St  
 Between 58th & 59th Streets  
 Midtown Cluster  
 Plaza District Submarket  
 Manhattan  
 New York, NY 10153  
**Developer:** General Motors Corporation  
**Management:** CBRE  
**Recorded Owner:** 767 Fifth Partners LLC

**Building Type:** Class A Office  
**Status:** Built 1968  
**Stories:** 50  
**RBA:** 2,000,000 SF  
**Typical Floor:** 38,102 SF  
**Total Avail:** 215,620 SF  
**% Leased:** 97.5%

**Expenses:** 2012 Tax @ \$19.91/sf, 2005 Est Tax @ \$27.62/sf; 2001 Ops @ \$24.22/sf, 2012 Est Ops @ \$29.58/sf  
**Parcel Number:** 1294-0001

**Parking:** 136 Covered Spaces are available; Ratio of 0.07/1,000 SF

**Amenities:** 24/7 Building Access, Atrium, Bus Line, Metro/Subway, On Site Management, Property Manager on Site, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th Floor	3,188	3,188	3,188	\$110.00	Vacant	Four years	Direct
Raw space. Will build.							

## 660 Madison Ave



Location: **AKA 13-19 E 60th St**  
**S/W/C East 61st Street**  
**Midtown Cluster**  
**Plaza District Submarket**  
**Manhattan**  
**New York, NY 10065**

Developer: -  
 Management: **CBRE**  
 Recorded Owner: **Flagship 660 Owner Llc**

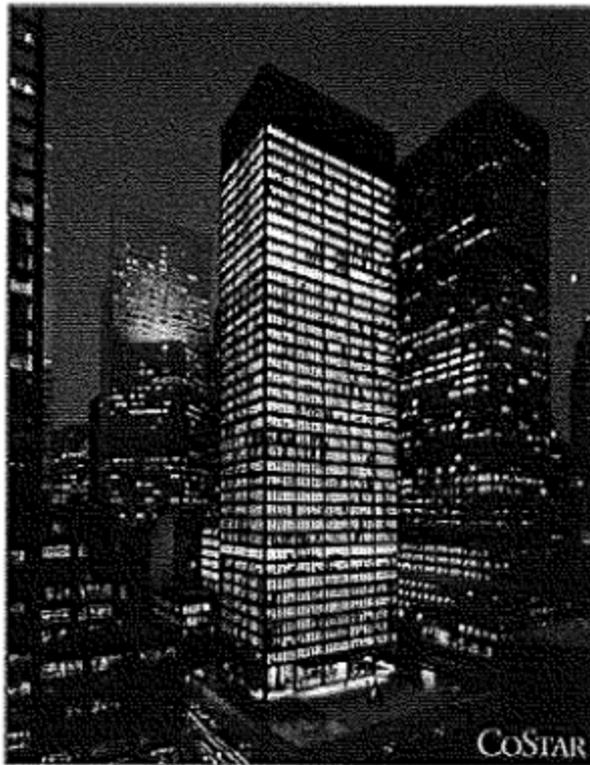
Expenses: **2010 Tax @ \$10.66/sf**  
 Parcel Number: **1375-1101**  
 Parking: **Ratio of 0.38/1,000 SF**  
 Amenities: **Bus Line, Metro/Subway**

Building Type: **Class A Office**

Status: **Built 1958, Renov Sep 1993**  
 Stories: **23**  
 RBA: **527,000 SF**  
 Typical Floor: **27,000 SF**  
 Total Avail: **59,033 SF**  
 % Leased: **89.7%**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 14th Floor	4,838	4,838	4,838	No	\$105.00/+elec	01/2013	Negotiable	Direct
Incredible Northern views, will build to suit								
P 19th Floor	3,891	3,891	3,891	No	\$130.00/+elec	Vacant	7-10 yrs	Direct
Central Park views Floor to ceiling windows Raw Space								

## 375 Park Ave - Seagram Bldg



<p><b>Location:</b> Seagram Bldg AKA 101 E 52nd St Between 52nd &amp; 53rd Streets Midtown Cluster Plaza District Submarket Manhattan New York, NY 10152</p> <p><b>Developer:</b> Joseph E. Seagram &amp; Sons</p> <p><b>Management:</b> RFR Realty LLC</p> <p><b>Recorded Owner:</b> -</p>	<p><b>Building Type:</b> Class A Office</p> <p><b>Status:</b> Built 1958</p> <p><b>Stories:</b> 38</p> <p><b>RBA:</b> 830,009 SF</p> <p><b>Typical Floor:</b> 17,500 SF</p> <p><b>Total Avail:</b> 139,796 SF</p> <p><b>% Leased:</b> 90.7%</p>
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**Expenses:** 2012 Tax @ \$18.92/sf; 2012 Est Ops @ \$30.46/sf

**Parcel Number:** 1307-0001, 1307-9001

**Parking:** 150 Covered Spaces are available; Ratio of 0.17/1,000 SF

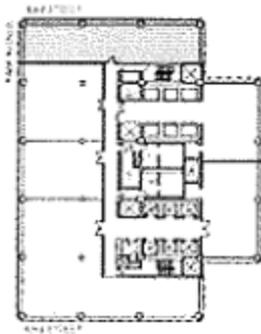
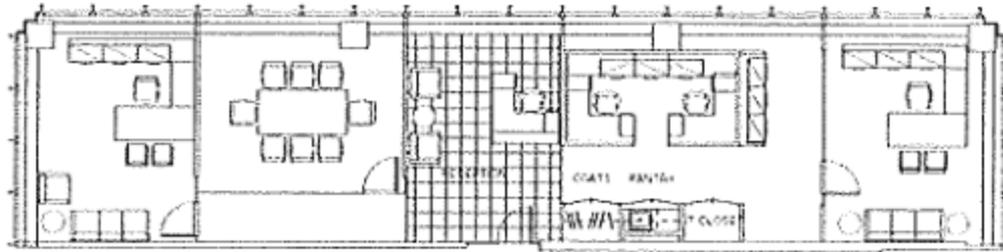
**Amenities:** 24/7 Building Access, Atrium, Banking, Bus Line, Conclerge, Conferencing Facility, Corner Lot, Courtyard, Metro/Subway, On Site Management, Restaurant

Floor	SF Avail	Floor Centig	Bldg Centig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 26th Floor / Suite 2601	2,953	2,953	2,953	\$145.00	Vacant	Negotiable	Direct

New High End Prebuilt with windows on three (3) sides. Double Corner Unit. Excellent light and views. (<http://www.viewthespace.com/spaces/onx4e/>)View The Space/la) The Seagram Building designed by Mies Van der Rohe, continues to receive acclaim as New York's most prestigious office building and the finest example of modern American architecture. The building's floor-to-ceiling windows framed by narrow bronze mullions provide dramatic light flooded spaces with spectacular views. The Seagram Building's club like services and amenities include state of the art security, intelligent and responsive building operations, an underground parking garage with dedicated elevator lobby access and 24/7 concierges. It is home to the venerable, world class Four Seasons Restaurant and Brasserie. Situated on Park Avenue's most unique and dramatic Plaza, the building offers light and air, rarely found along the Park Avenue corridor.

375 Park Avenue  
Suite 2601 - 2,953 RSF

Floor 26



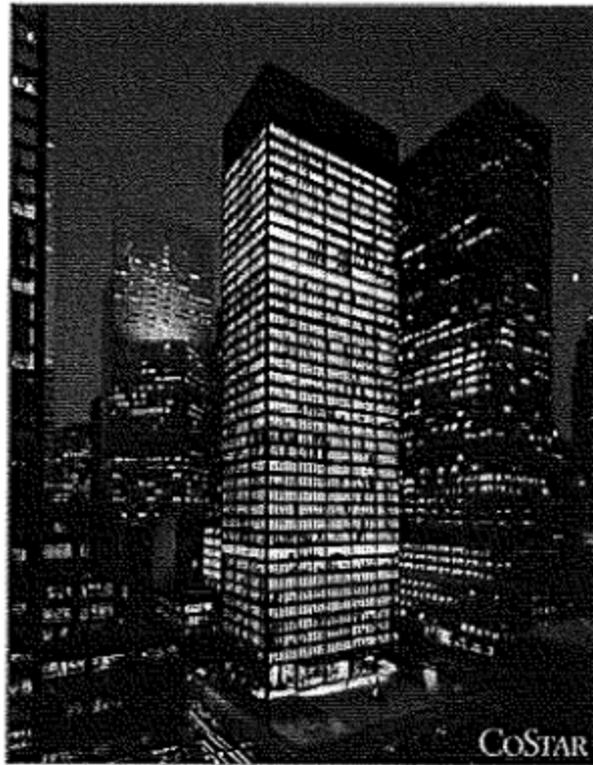
**RFR**  
RESEARCH FLOOR PLAN

For complete listing, visit  
[www.rfrspace.com](http://www.rfrspace.com)



Not to scale. All dimensions and conditions  
are approximate and for information only.

## 375 Park Ave - Seagram Bldg(cont'd)

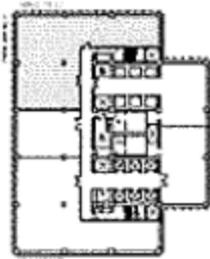
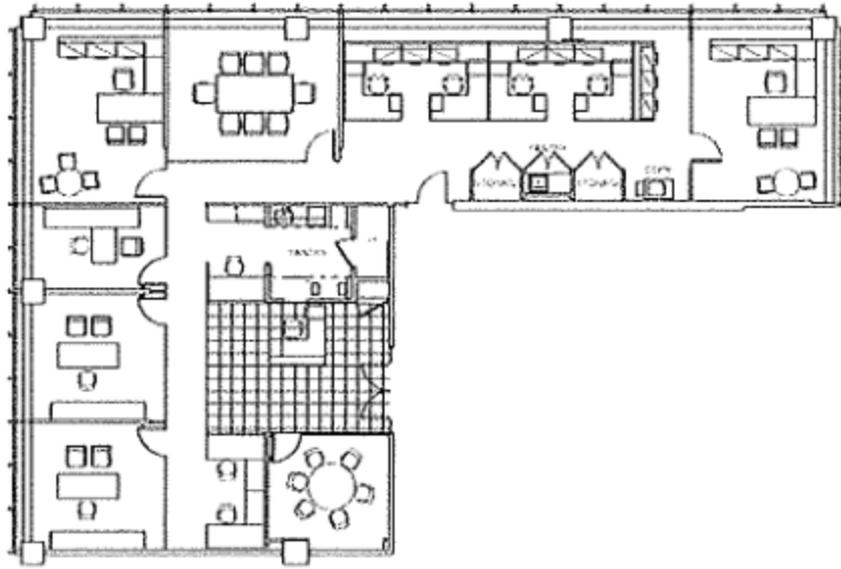


Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 26th Floor / Suite 2601-2	5,363	5,363	5,363	\$145.00+elec	Arranged	Negotiable	Direct

New High End Prebuilt, Corner Unit. Excellent light and views. The Seagram Building designed by Mies Van der Rohe, continues to receive acclaim as New York's most prestigious office building and the finest example of modern American architecture. The building's floor-to-ceiling windows framed by narrow bronze mullions provide dramatic light flooded spaces with spectacular views. The Seagram Building's club like services and amenities include state of the art security, intelligent and responsive building operations, an underground parking garage with dedicated elevator lobby access and 24/7 concierges. It is home to the venerable, world class Four Seasons Restaurant and Brasserie. Situated on Park Avenue's most unique and dramatic Plaza, the building offers light and air, rarely found along the Park Avenue corridor.

375 Park Avenue  
Suite 2601-2 - 5,363 RSF

Floor 26



**RFR**  
RESEARCH FLOOR PLAN

For complete listing, visit  
[www.rfrspcc.com](http://www.rfrspcc.com)



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