

Fifth Avenue's Most Private Address

Seven  
Twelve  
Fifth  
Avenue

Uncover  
a New  
Era of  
Midtown  
Mastery



# Fifth Avenue's Most Private Address.

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## **Rediscover a Plaza District Classic.**

**Powerful and grandly intimate, the timeless building at 712 5<sup>th</sup> Avenue is a monument to ambition with quintessential Central Park views. Each boutique floorplate of this premium commercial offering comprises approximately 9,800 RSF with partial to full floors available. Original architects Kohn Pedersen Fox return to create stunning upgrades and a bold lobby renovation, inspiring a new era of excellence in the Plaza District and inviting the next generation of prominent players to make their ascent.**

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# A Pillar of Midtown Prestige.

## An Iconic Address

Enjoy the luxury of true focus, elevated above New York City's most iconic avenue. Private, prestigious and undeniably premium; every moment here raises the everyday into the extraordinary.

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# The Business of Bold Perspectives.

## Be Untouchable

Surrounded on all sides by New York City's most iconic buildings and imbued with the energy of the streets below, every workspace provides undeniable presence and understated style.



# Where Purpose Meets Point of View.

## Seize a New Perspective

Here, presiding over Midtown, an address to truly impress. Endless city views meet moments of reflection, celebration and determination, while a coveted Central Park backdrop inspires what's next.

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## A Grand Arrival for Grander Pursuits.

**A Fifth Avenue Transformation**  
The lobby is evolved for a new generation by original architects Kohn Pedersen Fox, featuring a curved acrylic entrance and marble reception.

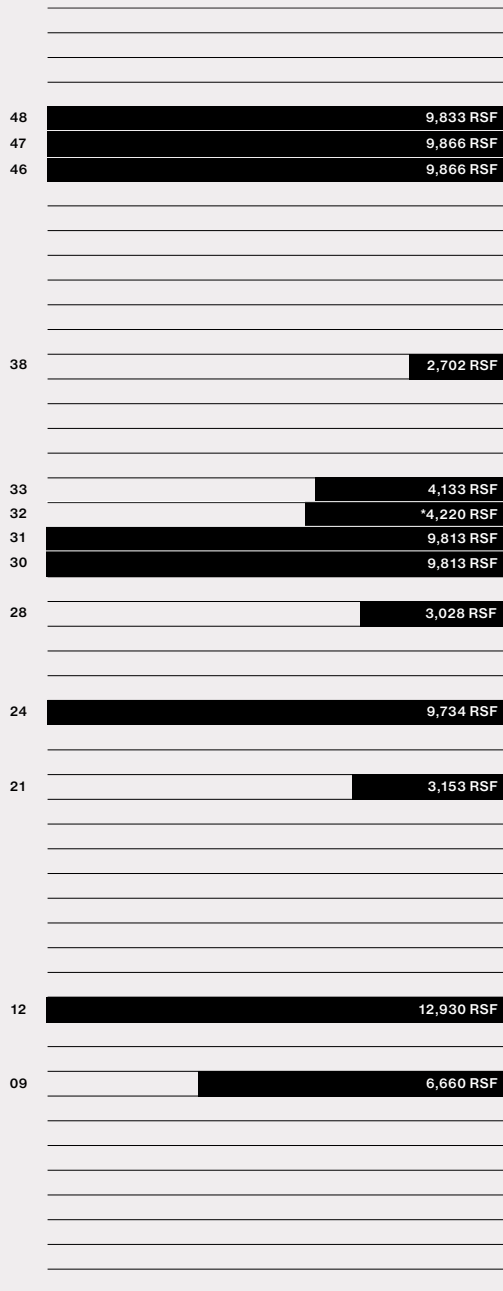
Powerfully  
Intimate  
Floor Plans.

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All units are available immediately unless dated below.  
\*32 (4,220 RSF): 10/1/2022

Floor Availability



# The Space for Success.

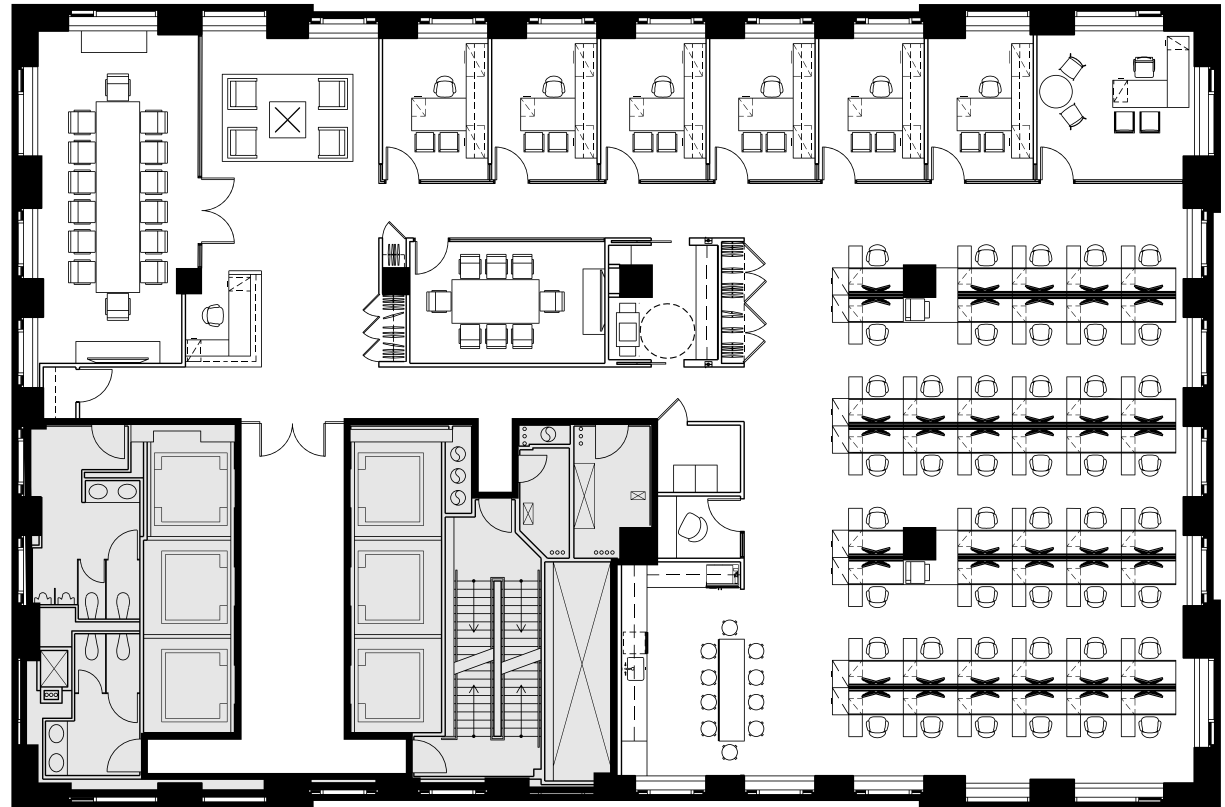
## Approximately 9,800 RSF per Floor

Set serenely high above 5th Avenue, the newly renovated workspaces of 712 5<sup>th</sup> Avenue offer complete customization—with partial to full floors available for lease—as well as ceiling heights up to 13 feet, grand windows and six high-speed elevators. The building itself is certified LEED Gold, with a striking lobby renovation completed by original architects Kohn Pedersen Fox. Just beyond the lobby’s uniquely curved acrylic entrance, music played on a distinctive PH Grand Piano by Poul Henningsen greets tenants and guests daily.

## Representative Full Floor Plan

# Open Plan

+/- 9,800 RSF



|                  |    |
|------------------|----|
| Executive Office | 1  |
| Private Offices  | 6  |
| Workstations     | 44 |
| Reception        | 1  |

|                 |   |
|-----------------|---|
| Board Room      | 1 |
| Conference Room | 1 |
| Cafe            | 1 |
| IT Room         | 1 |

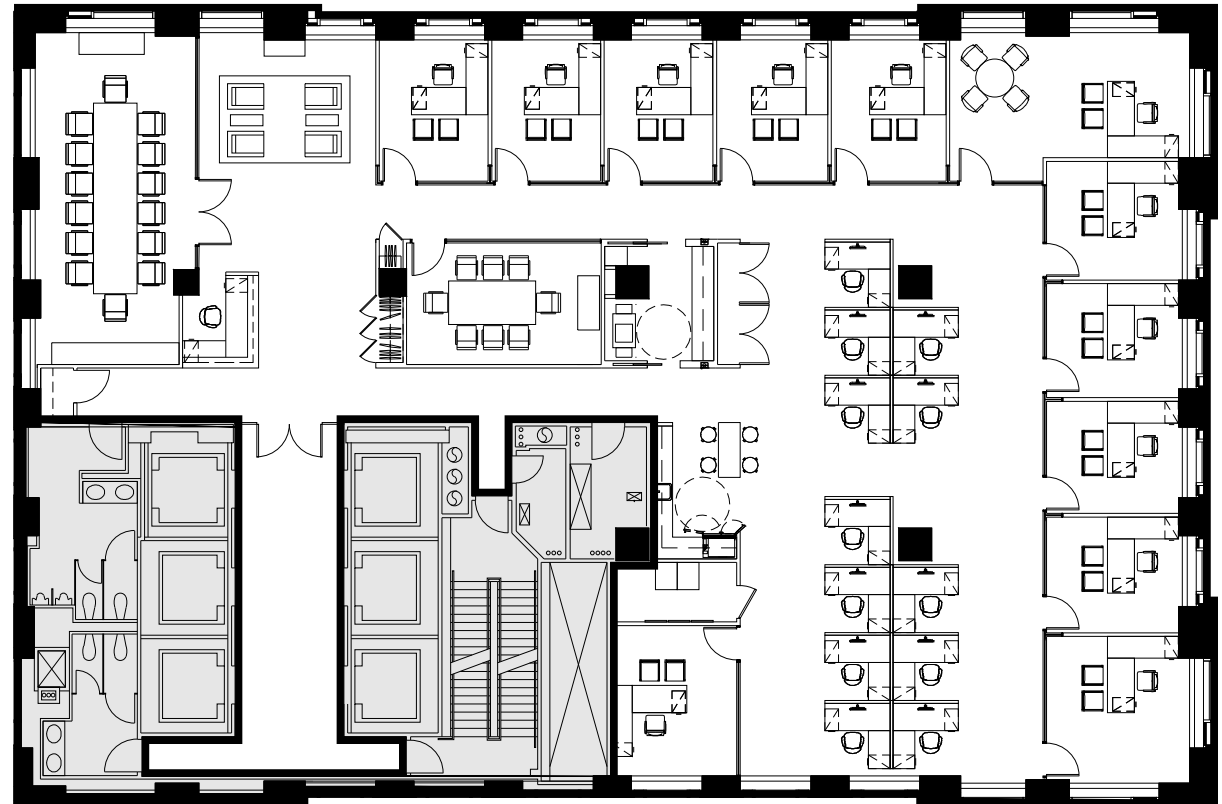
|              |   |
|--------------|---|
| Phone Room   | 1 |
| Open Pantry  | 1 |
| Copy Area    | 1 |
| Coat Closets | 2 |



## Representative Full Floor Plan

# Office Plan

+/- 9,800 RSF



|                  |    |
|------------------|----|
| Executive Office | 1  |
| Private Offices  | 11 |
| Workstations     | 12 |
| Reception        | 1  |

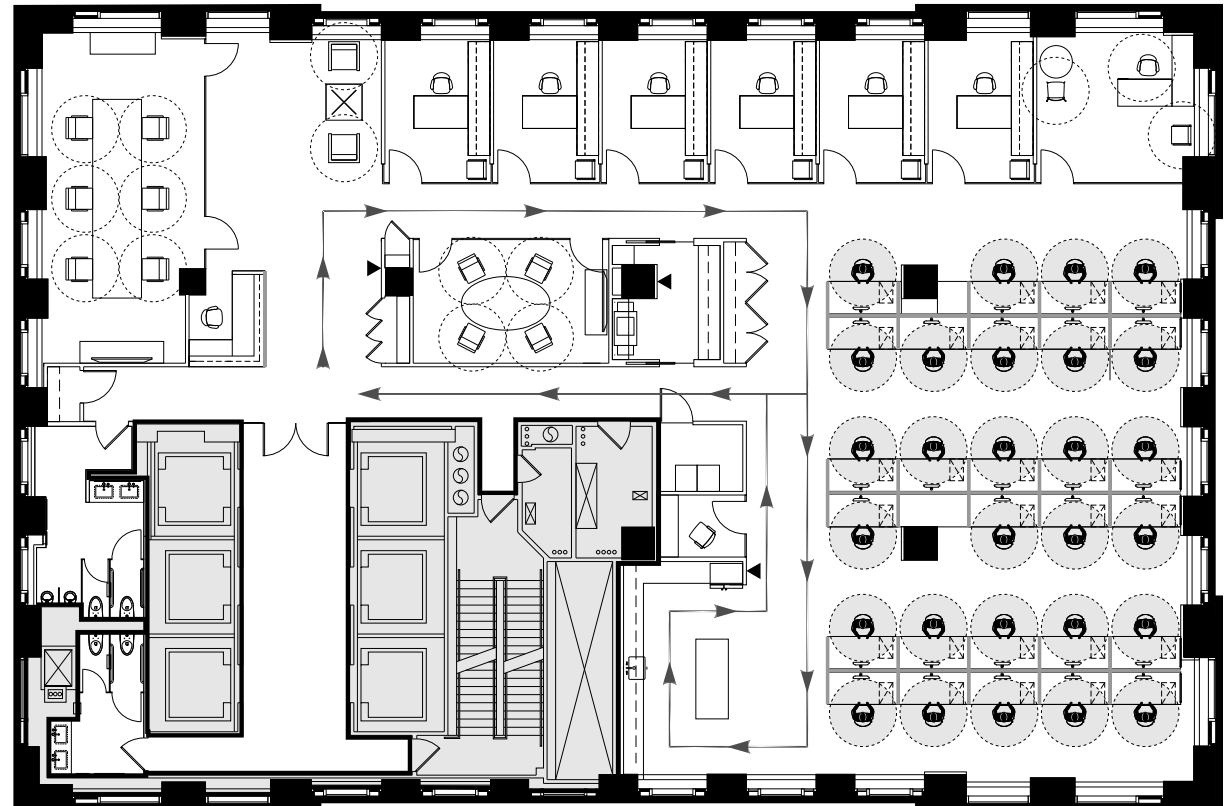
|                 |   |
|-----------------|---|
| Board Room      | 1 |
| Conference Room | 1 |
| Cafe            | 1 |
| IT Room         | 1 |

|              |   |
|--------------|---|
| Open Pantry  | 1 |
| Copy Area    | 1 |
| Coat Closets | 3 |

## Social Distancing Guidelines

# Open Plan

+/- 9,800 RSF



|              |     |
|--------------|-----|
| Seat Count   | 36  |
| RSF/Seat     | 270 |
| Offices      | 7   |
| Workstations | 28  |

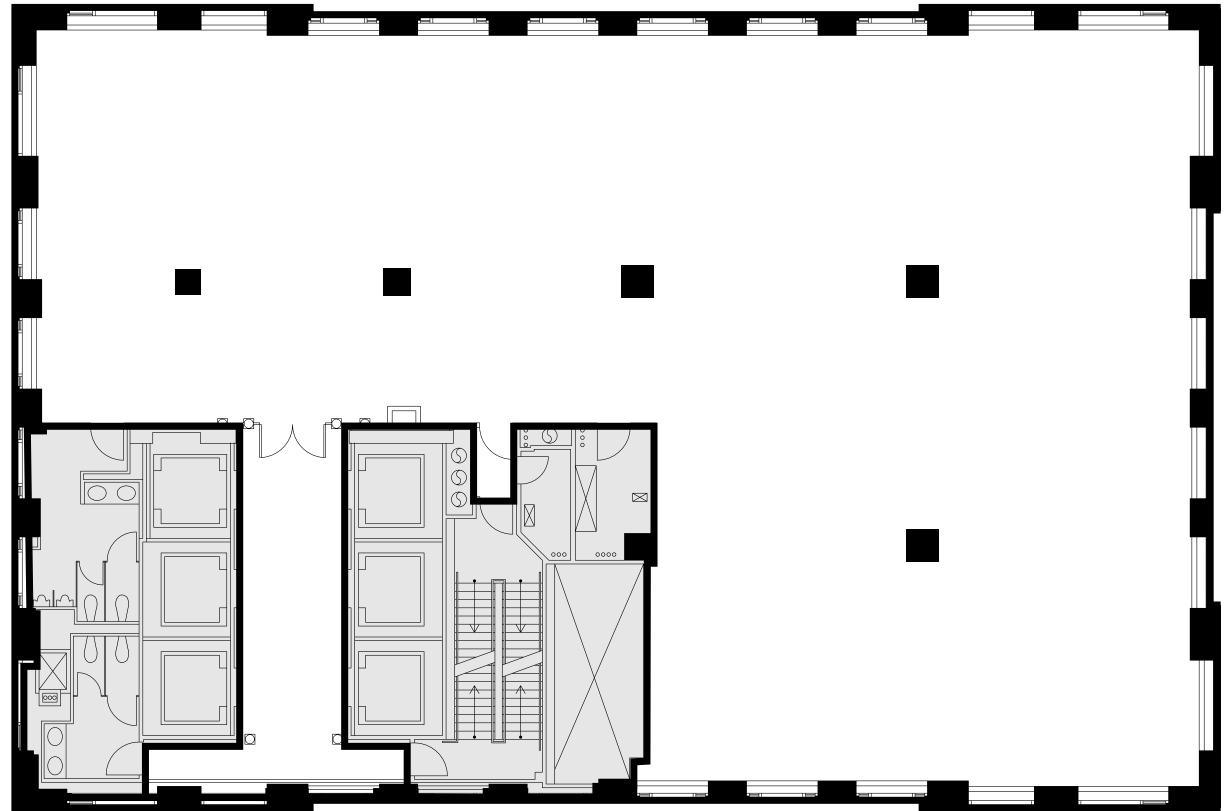
|                  |           |
|------------------|-----------|
| Other            | 1         |
| Open/Closed      | 19% : 81% |
| Open Collab.     | 0         |
| Enclosed Collab. | 10        |

Collab. Ratio/Seat .28 : 1

Representative  
Full Floor Plan

Full Floor  
Core Plan

+/-9,800 RSF



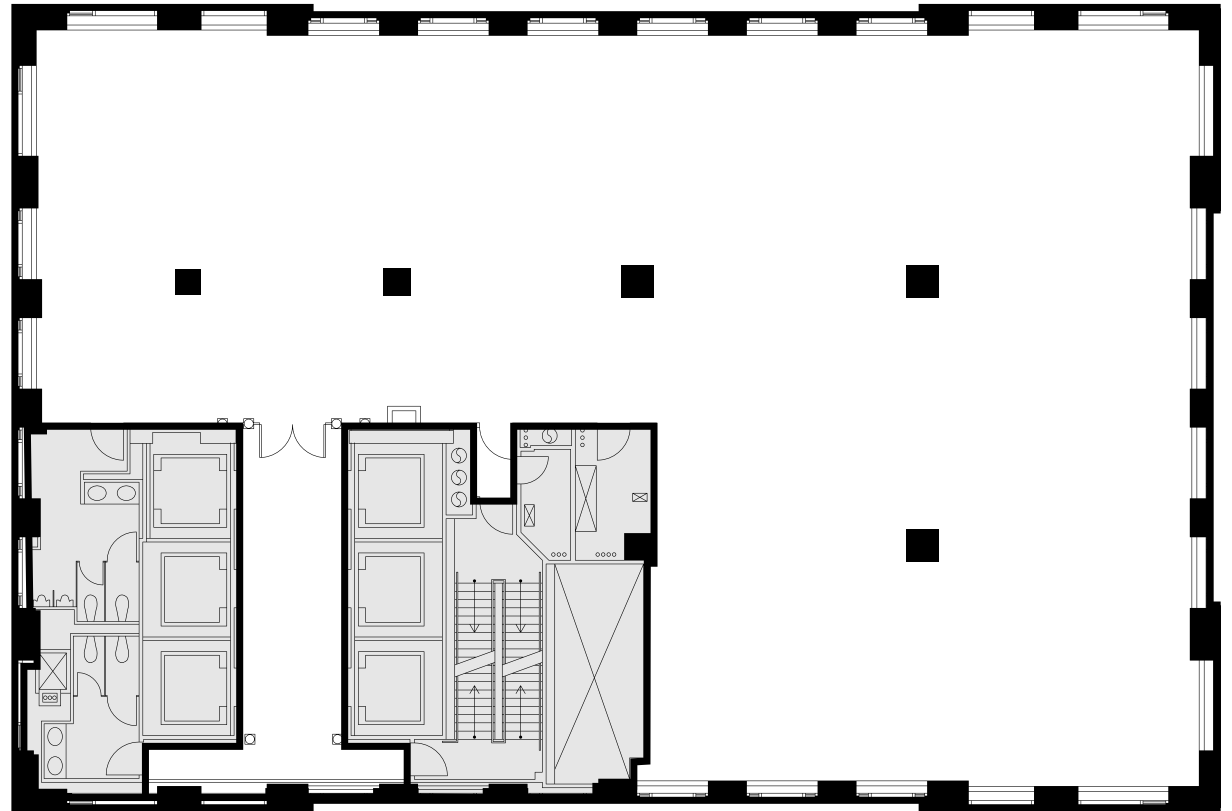


Full Floor  
Core Plan

48th  
Floor

9,833 RSF

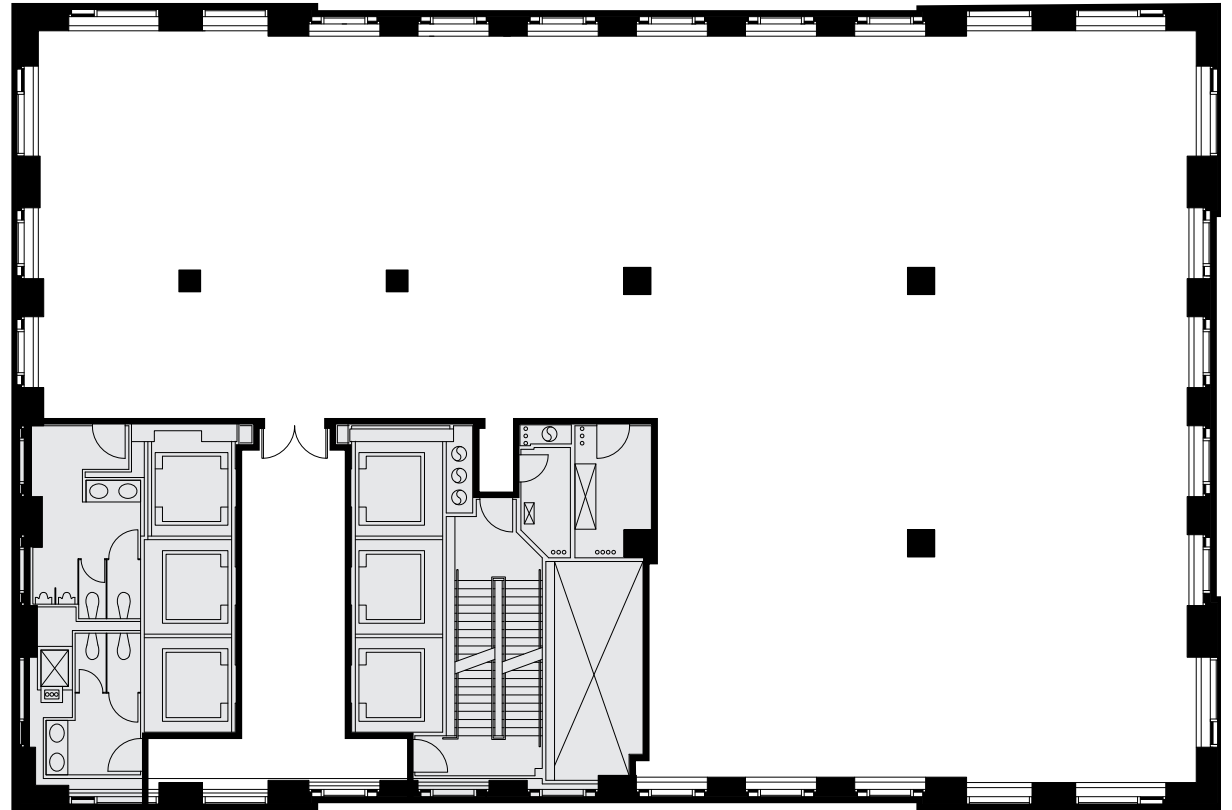
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Full Floor  
Core Plan

47th  
Floor

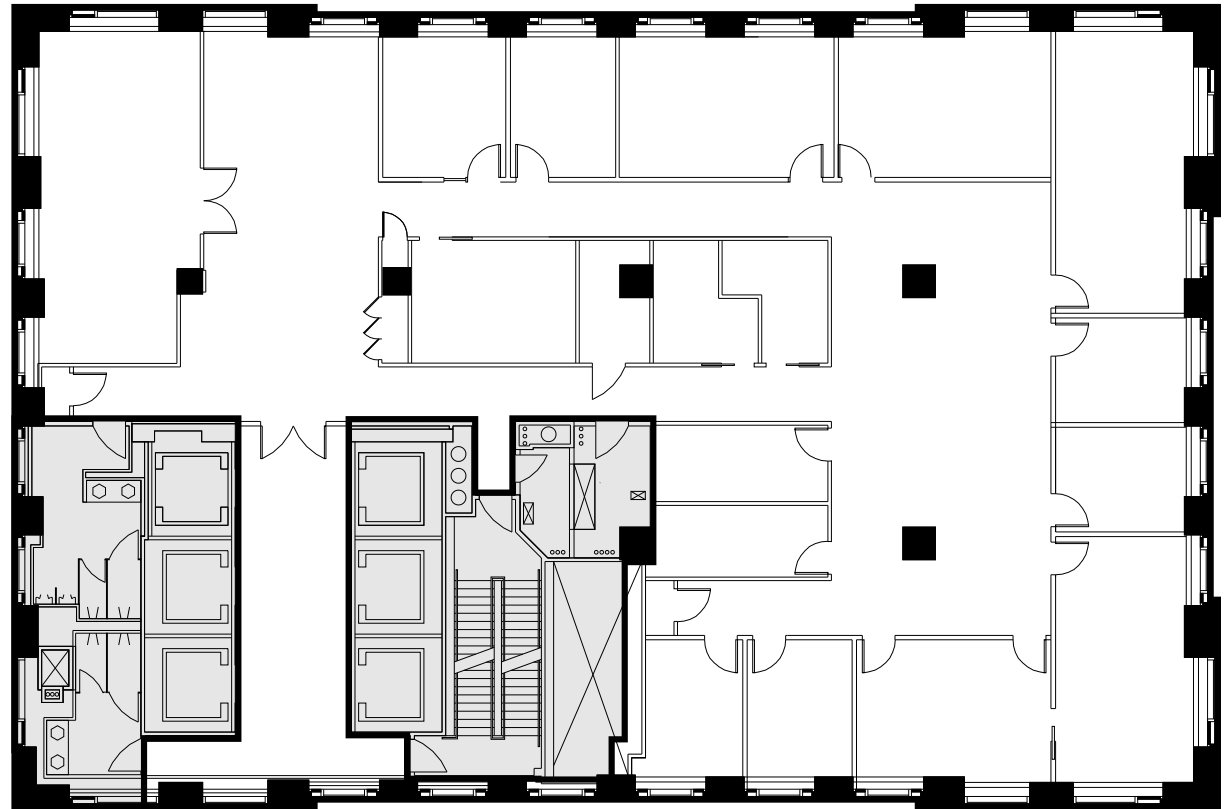
9,866 RSF



Full Floor Plan  
Existing Conditions

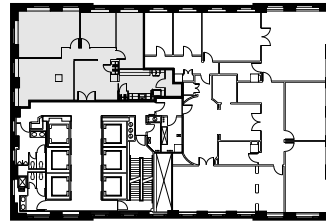
46th  
Floor

9,866 RSF





Key Plan

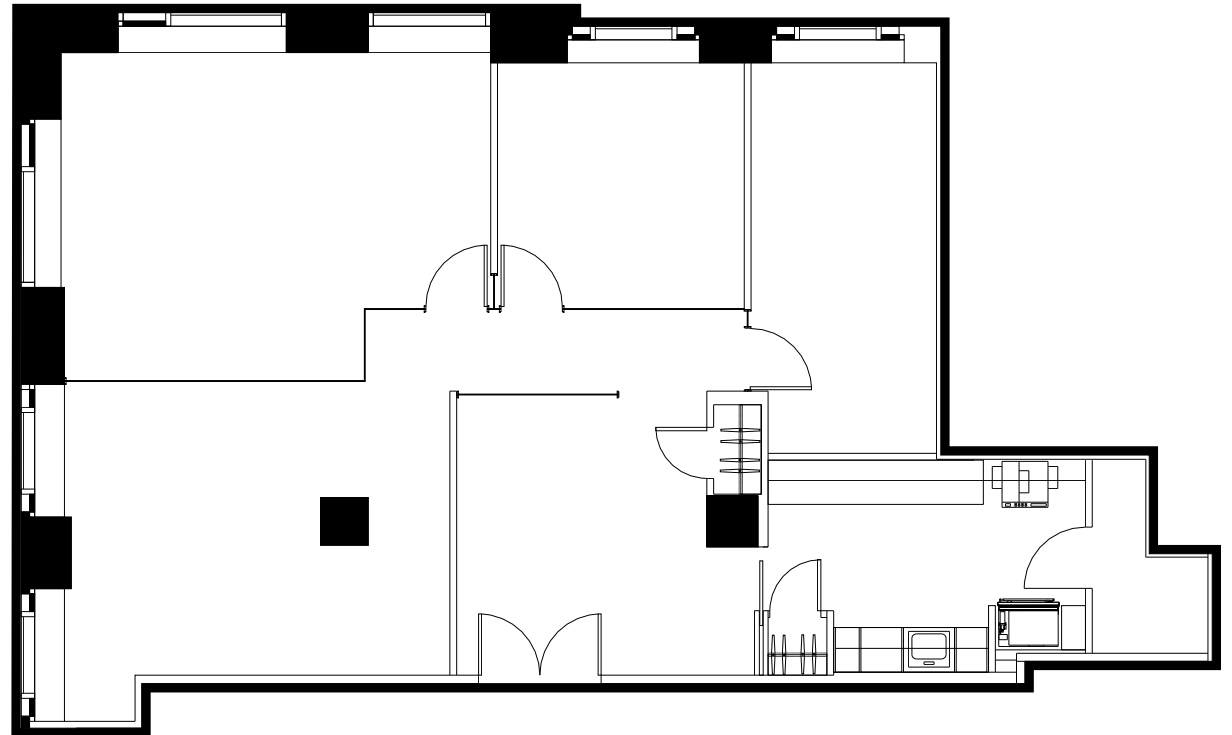


Partial Floor Plan  
New Prebuilt

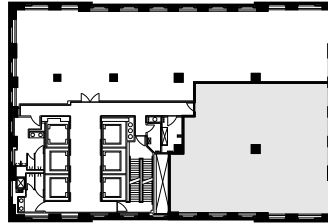
38th  
Floor

2,702 RSF

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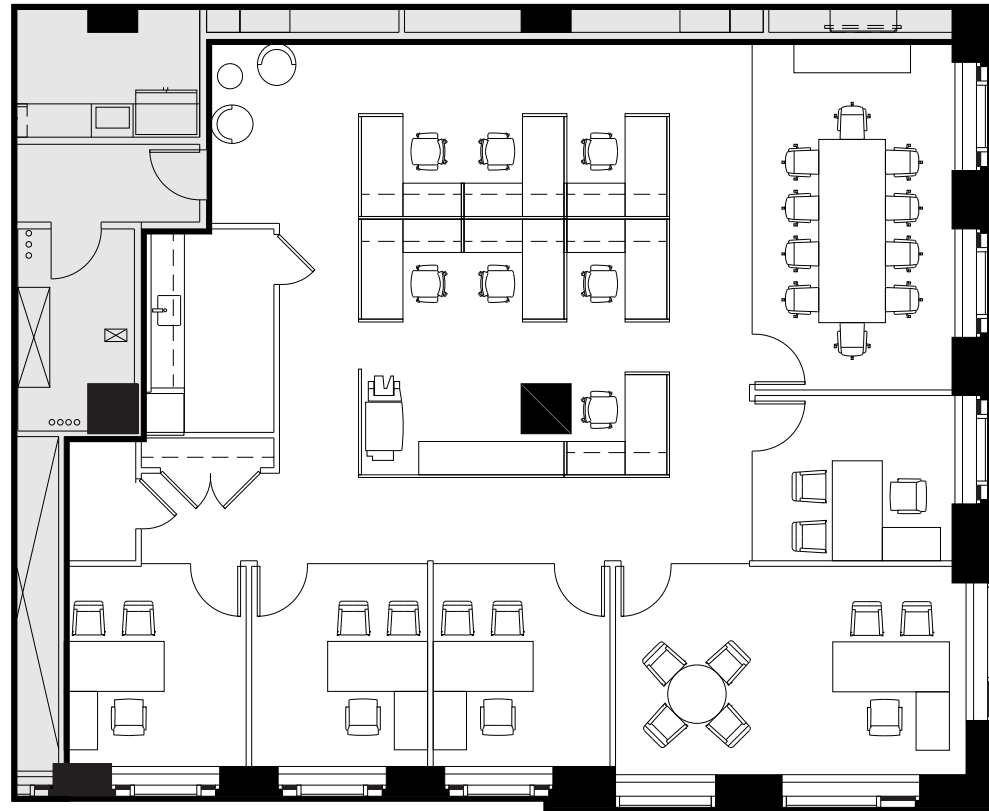
Key Plan



## Partial Floor Plans (New Prebuilt)

# 33rd Floor

4,133 RSF

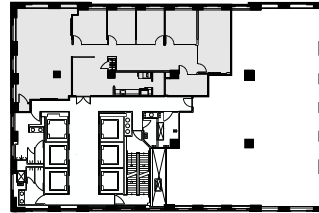


|                  |   |
|------------------|---|
| Executive Office | 1 |
| Private Offices  | 4 |
| Workstations     | 7 |

|                 |   |
|-----------------|---|
| Conference Room | 1 |
| IT Room         | 1 |
| Open Pantry     | 1 |

|              |   |
|--------------|---|
| Copy Area    | 1 |
| Storage Room | 1 |

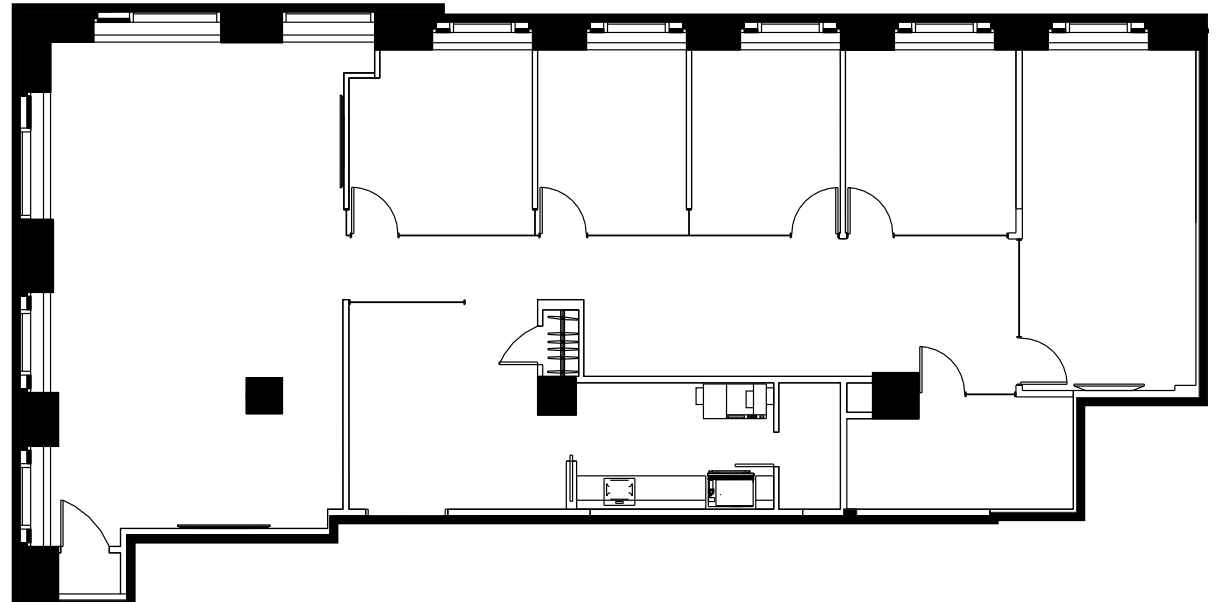
Key Plan



## Partial Floor Plans (New Prebuilt)

# 32nd Floor

4,220 RSF



|                  |   |
|------------------|---|
| Executive Office | 1 |
| Private Offices  | 4 |
| Workstations     | 7 |

|                 |   |
|-----------------|---|
| Conference Room | 1 |
| IT Room         | 1 |
| Open Pantry     | 1 |

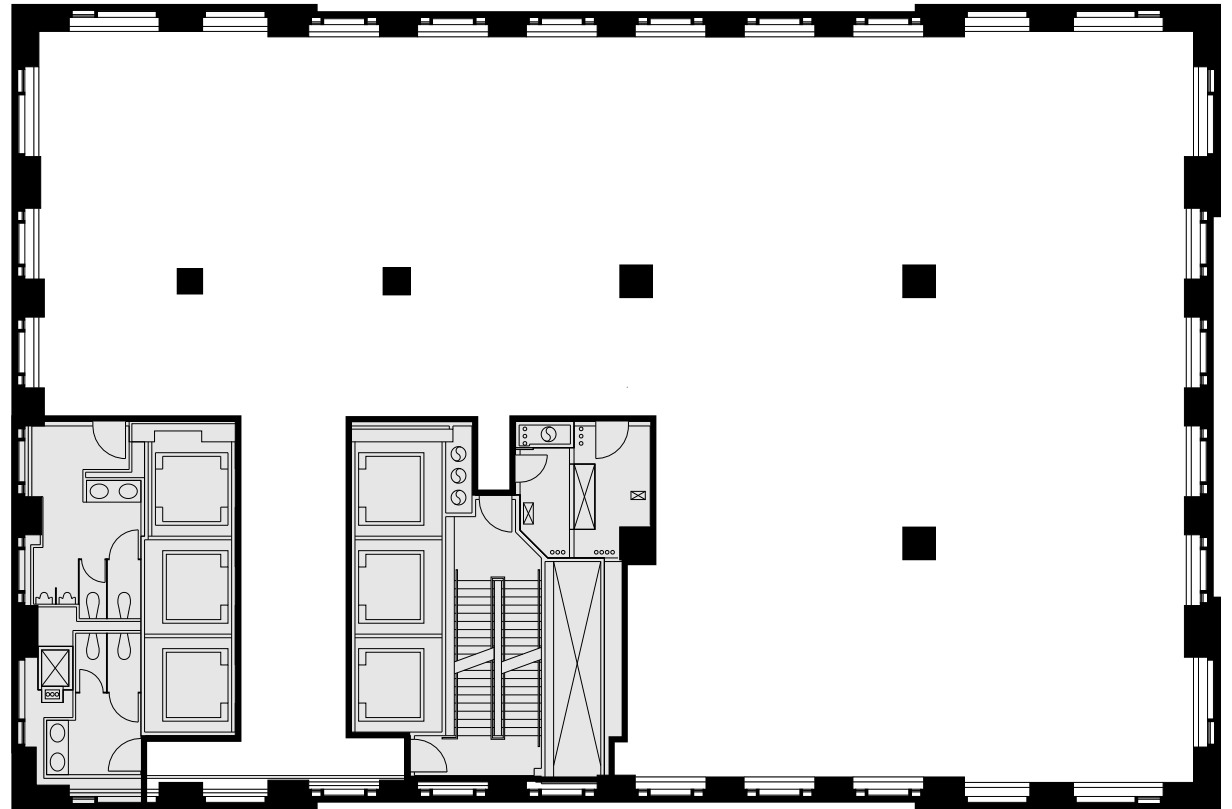
|              |   |
|--------------|---|
| Copy Area    | 1 |
| Storage Room | 1 |



Full Floor Plan  
Existing Conditions

31st  
Floor

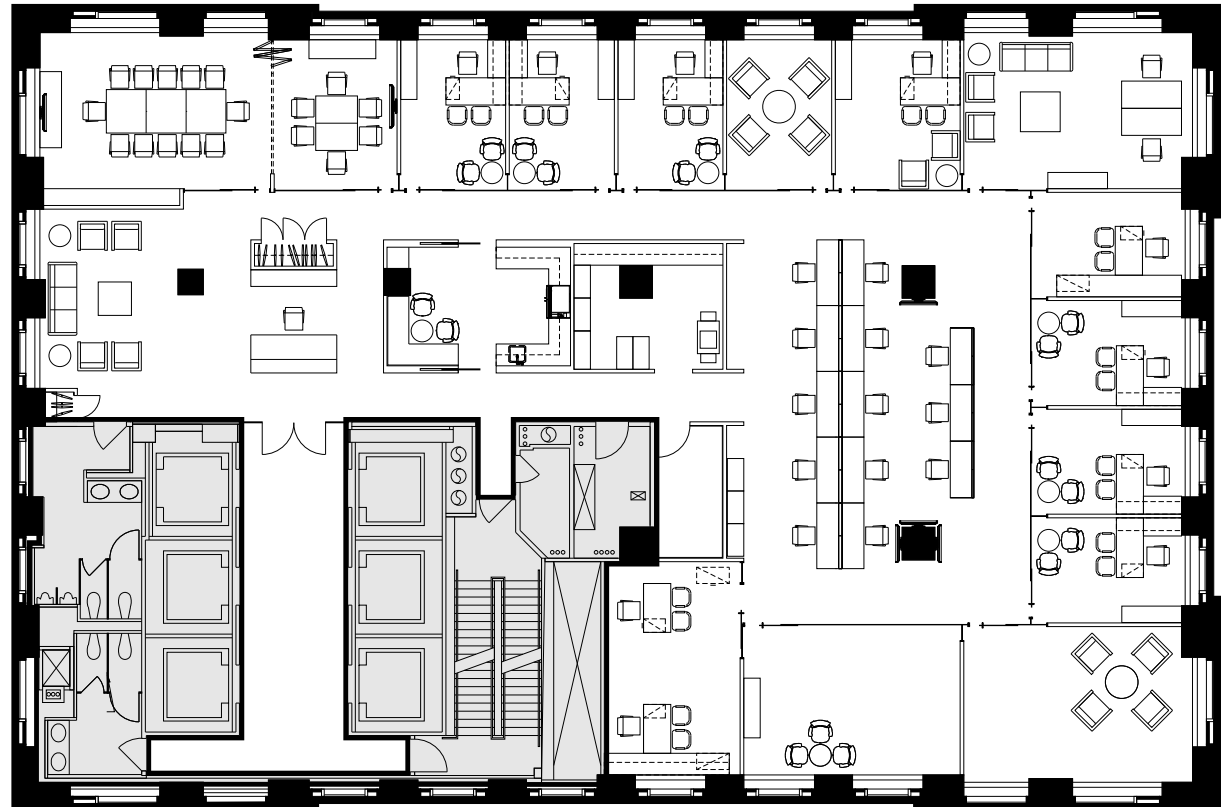
9,813 RSF



## Full Floor Core Plan Existing Conditions

# 30th Floor

9,813 RSF

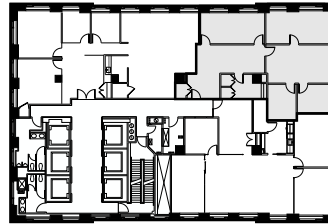


|                   |    |
|-------------------|----|
| Executive Offices | 3  |
| Private Offices   | 8  |
| Workstations      | 13 |
| Reception         | 1  |

|                  |   |
|------------------|---|
| Conference Rooms | 4 |
| Cafe             | 1 |
| IT Room          | 1 |
| Open Pantry      | 1 |

|              |   |
|--------------|---|
| Copy Area    | 1 |
| Coat Closets | 2 |

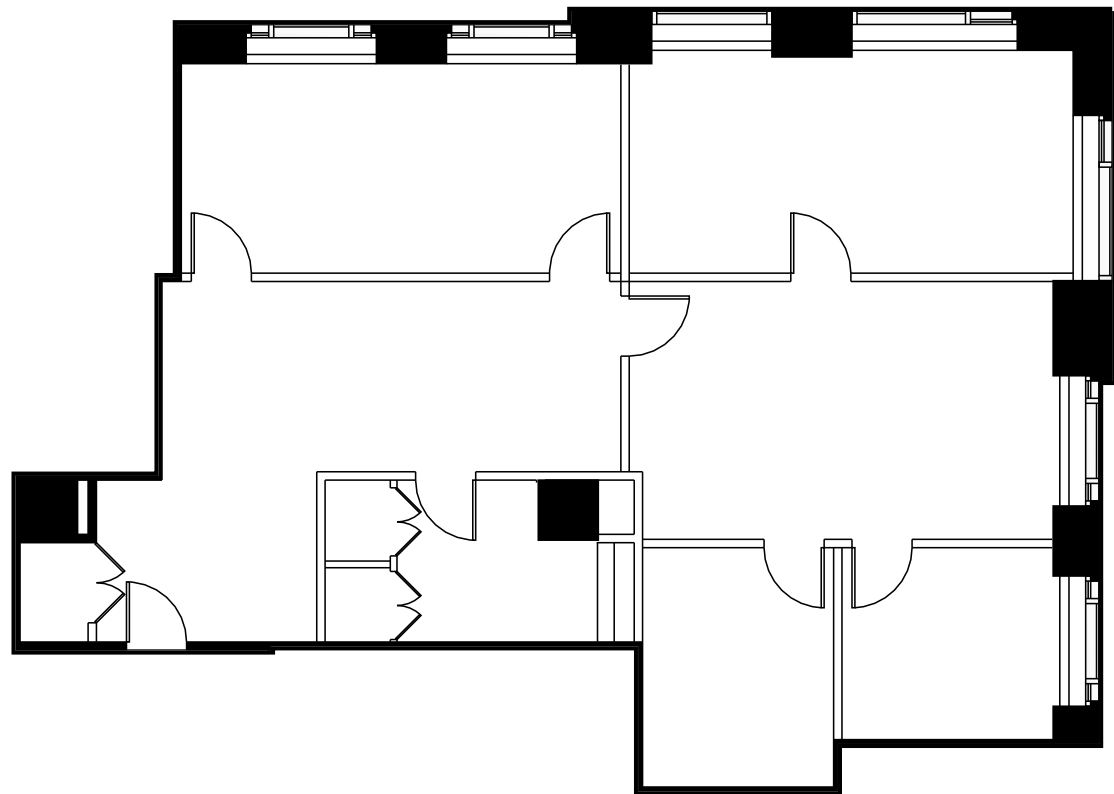
Key Plan



## Partial Floor Plans (New Prebuilt)

# 28th Floor

3,028 RSF



|                  |    |
|------------------|----|
| Executive Office | 1  |
| Private Offices  | 3  |
| Workstations     | 10 |
| Reception        | 1  |

|                 |   |
|-----------------|---|
| Conference Room | 1 |
| IT Room         | 1 |
| Open Pantry     | 1 |
| Copy Area       | 1 |

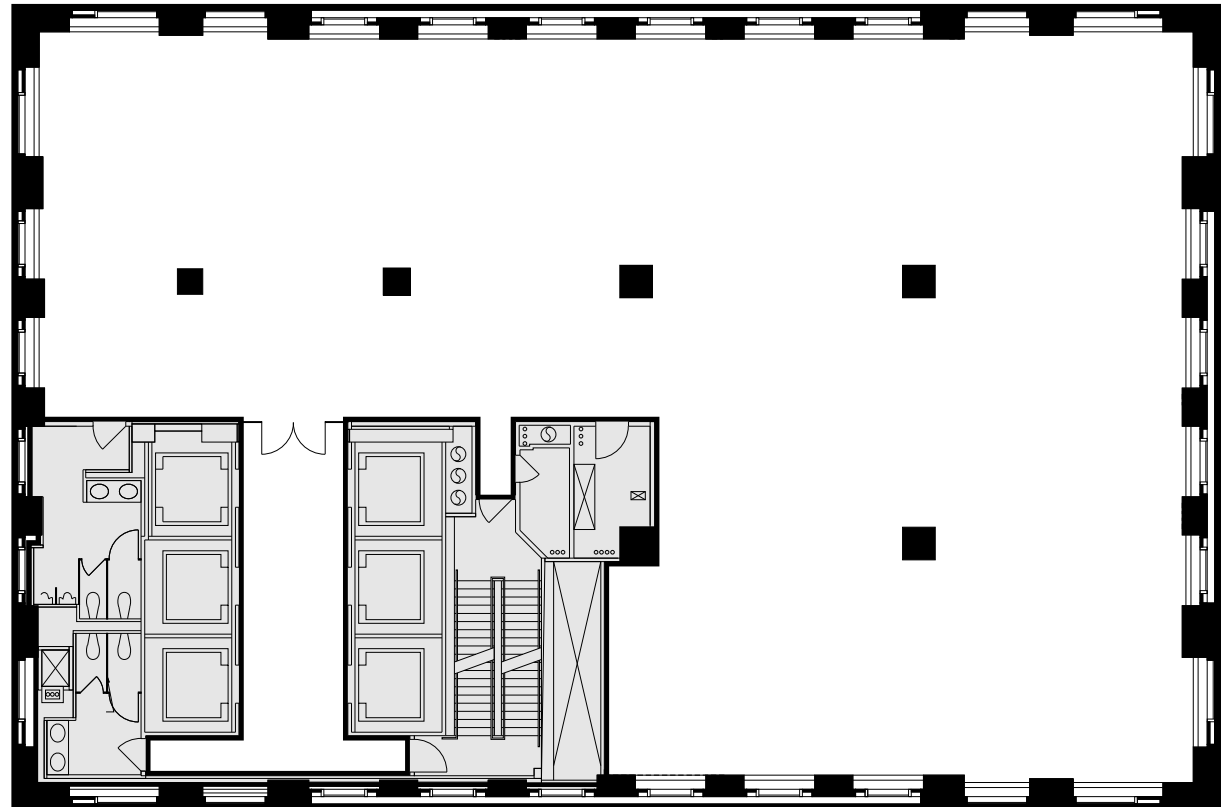
|             |   |
|-------------|---|
| Coat Closet | 1 |
|-------------|---|



Full Floor  
Core Plan

24th  
Floor

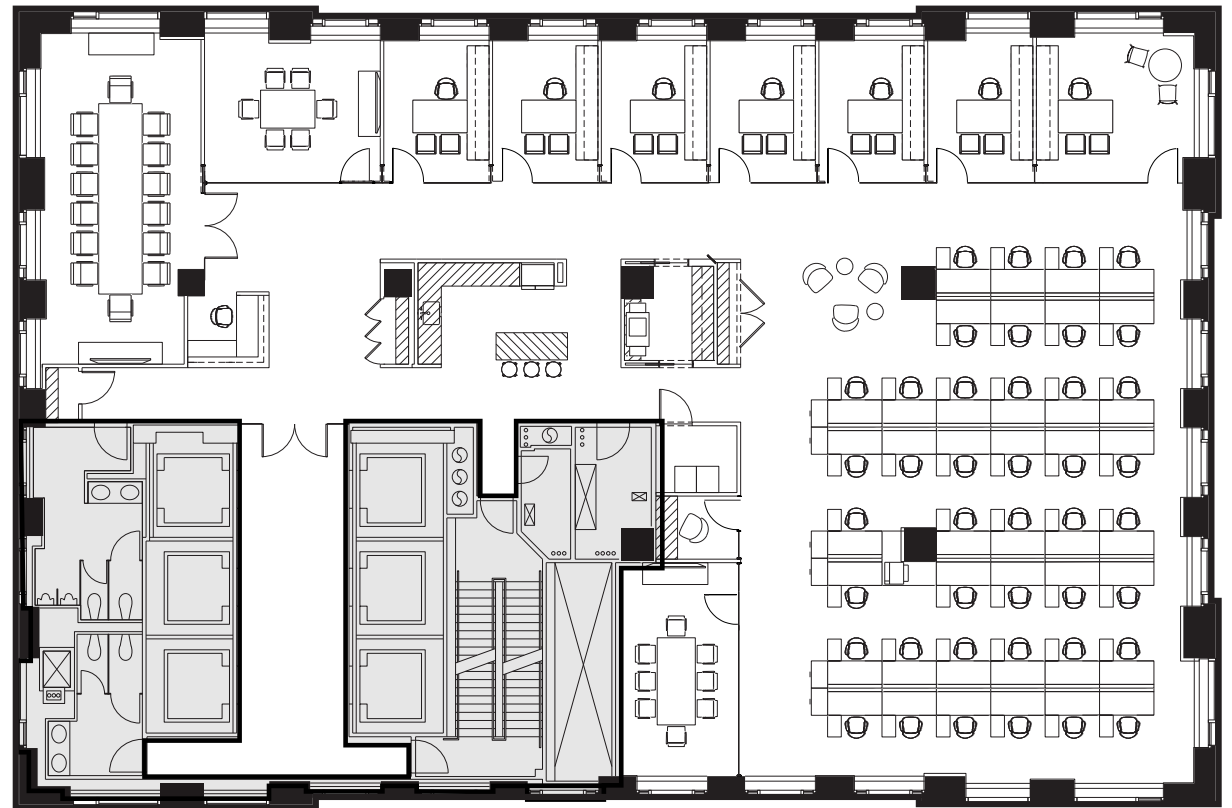
9,734 RSF



Full Floor  
As-Built

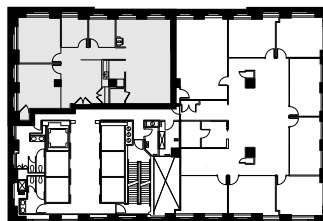
24th  
Floor

9,734 RSF



|                  |   |              |   |
|------------------|---|--------------|---|
| Executive Office | 1 | Meeting Room | 1 |
| Private Offices  | 1 | Pantry       | 1 |
| Reception        | 1 | Phone Room   | 1 |
| Conference Rooms | 1 | Copy Room    | 1 |

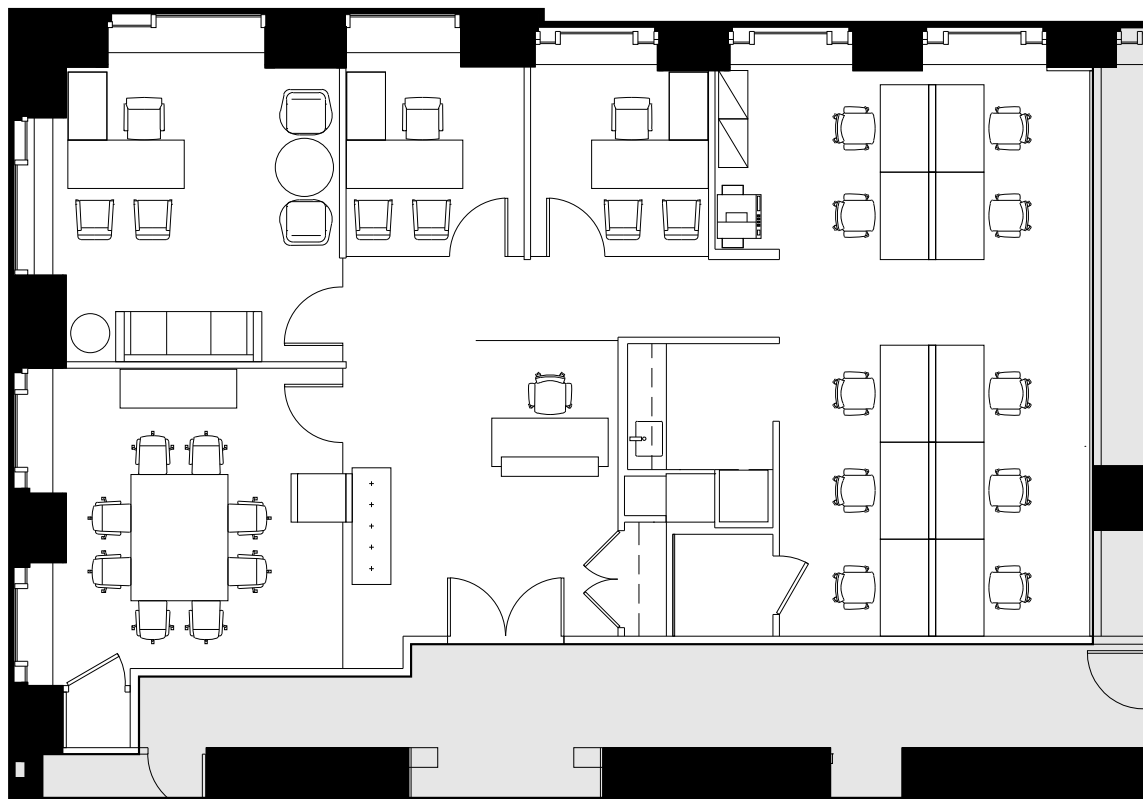
Key Plan



## Partial Floor Plans (New Prebuilt)

# 21st Floor

3,153 RSF



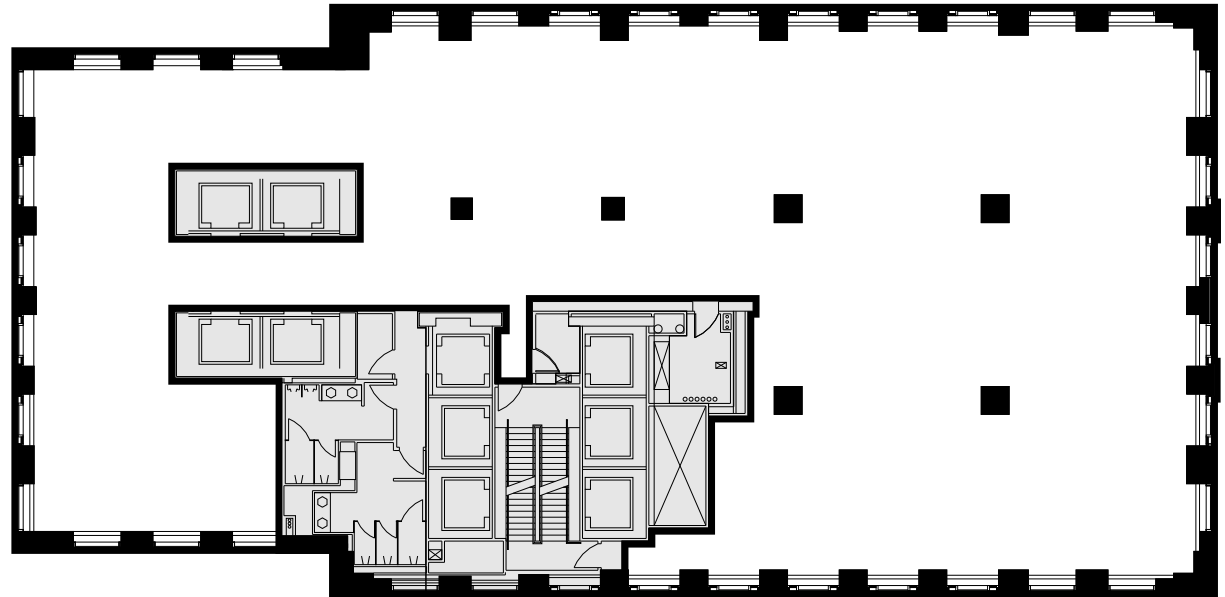
|                 |    |             |   |
|-----------------|----|-------------|---|
| Private Offices | 3  | Open Pantry | 1 |
| Workstations    | 10 | Copy Area   | 1 |
| Conference Room | 1  | Coat Closet | 1 |
| IT Room         | 1  |             |   |



Full Floor  
Core Plan

12th  
Floor

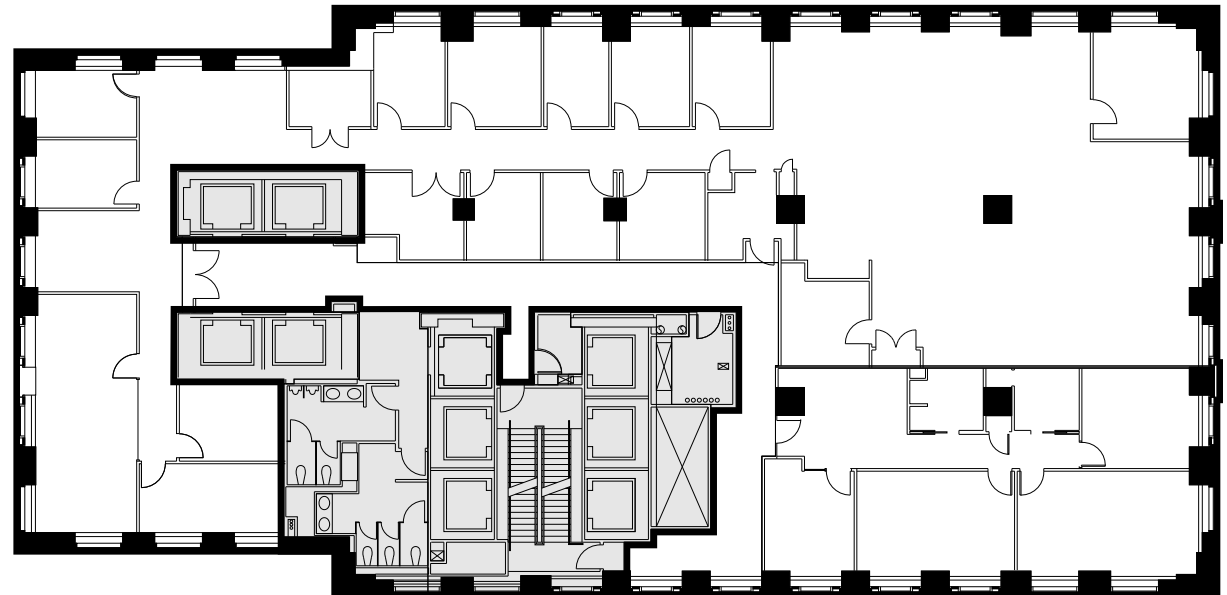
12,930 RSF



Full Floor Plan  
Existing Conditions  
(As Built)

12th  
Floor

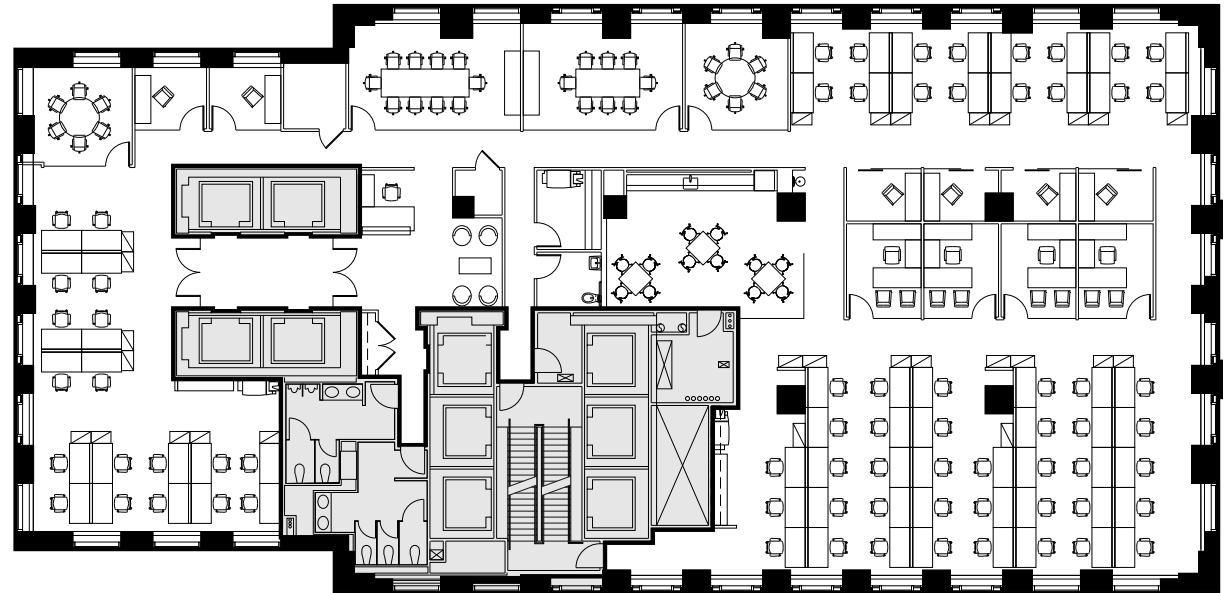
12,930 RSF



Full Floor  
Prebuilt

12th  
Floor

12,930 RSF



|                 |    |
|-----------------|----|
| Private Offices | 4  |
| Workstations    | 70 |
| Reception       | 1  |
| Board Room      | 1  |

|                  |   |
|------------------|---|
| Conference Rooms | 3 |
| IT Room          | 1 |
| Phone Rooms      | 6 |
| Open Pantry      | 1 |

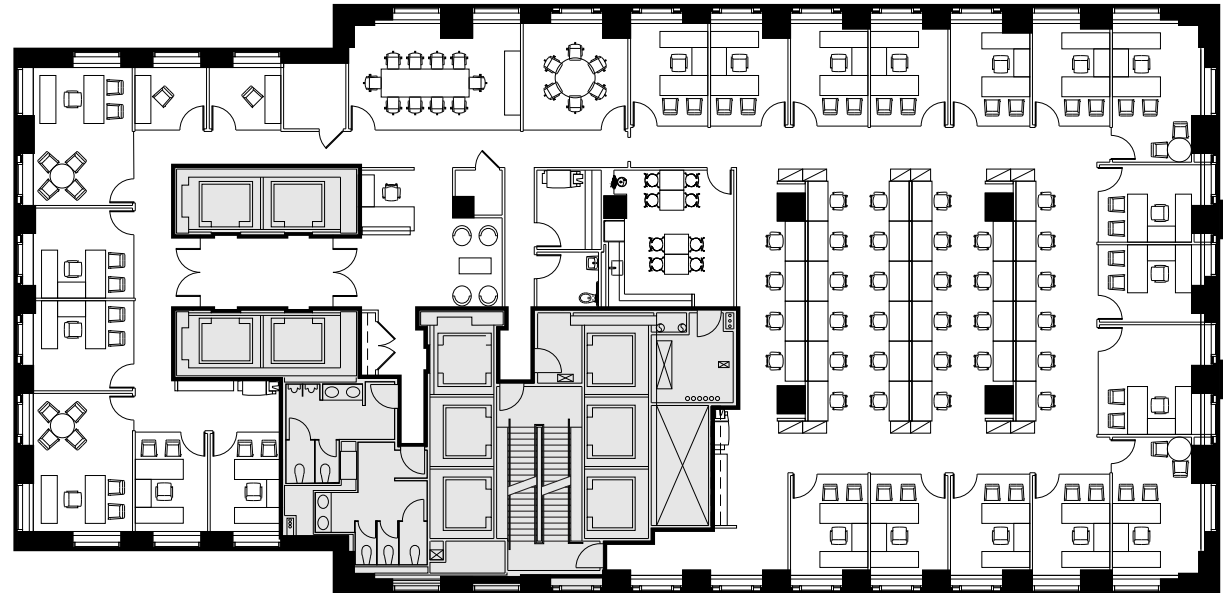
|             |   |
|-------------|---|
| Copy Areas  | 3 |
| Coat Closet | 1 |



## Full Floor Plan Office Intensive

# 12th Floor

12,930 RSF

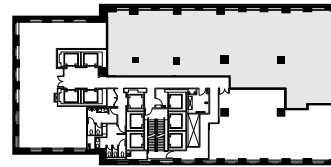


|                   |    |
|-------------------|----|
| Executive Offices | 4  |
| Private Offices   | 17 |
| Workstations      | 32 |
| Reception         | 1  |

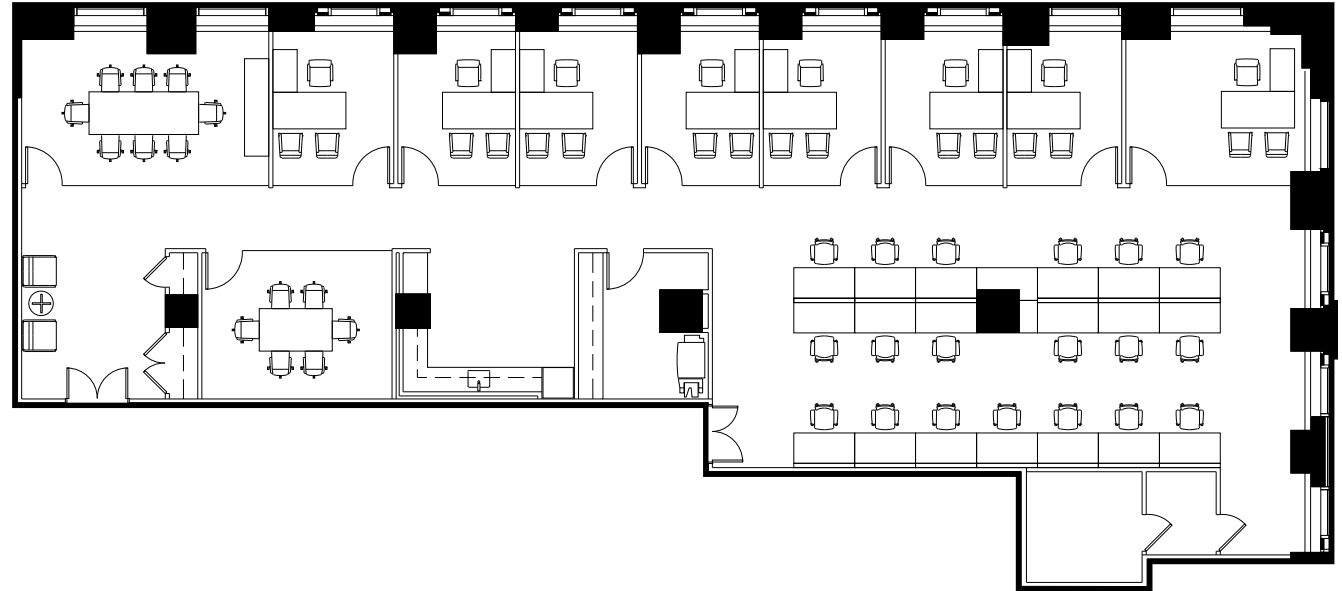
|                 |   |
|-----------------|---|
| Board Room      | 1 |
| Conference Room | 1 |
| IT Room         | 1 |
| Phone Rooms     | 2 |

|              |   |
|--------------|---|
| Open Pantry  | 1 |
| Copy Areas   | 3 |
| Coat Closet  | 1 |
| Storage Room | 1 |

Key Plan



## Partial Floor Plans (Test Fit)



# 9th Floor

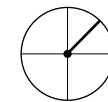
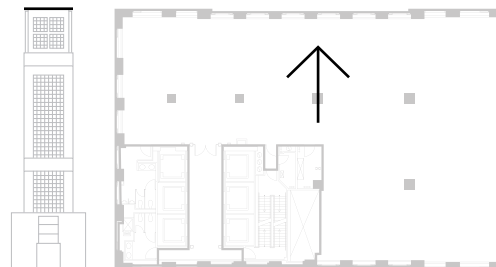
6,660 RSF

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# World-class Point of View.

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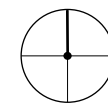
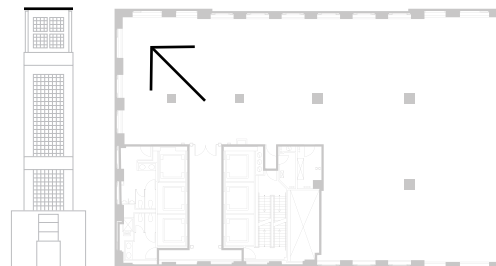




**North East**

Take in the stunning expanse of Central Park, cut perfectly against 5th Avenue's steadfast wall of classic architecture.

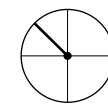
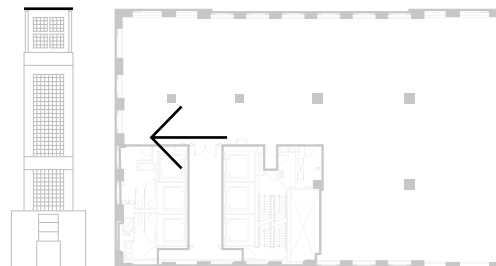




**North**

Contemplative scenes where the verdant meets vaulting high rises, and the reflection of the sky peers into the Hudson River.

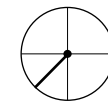
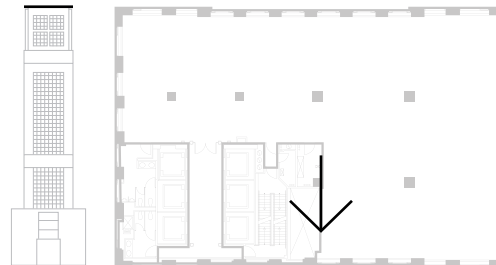




**North West**

At such great heights, glinting glass and steel are success's most constant companion.

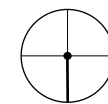
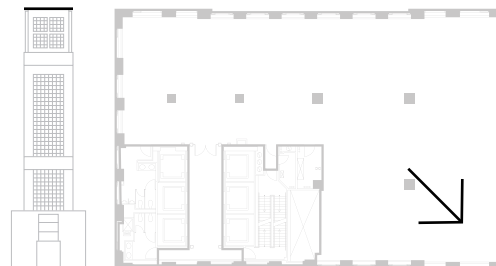




**South West**

Few things feel out of reach with the world's most iconic skyline at your back.



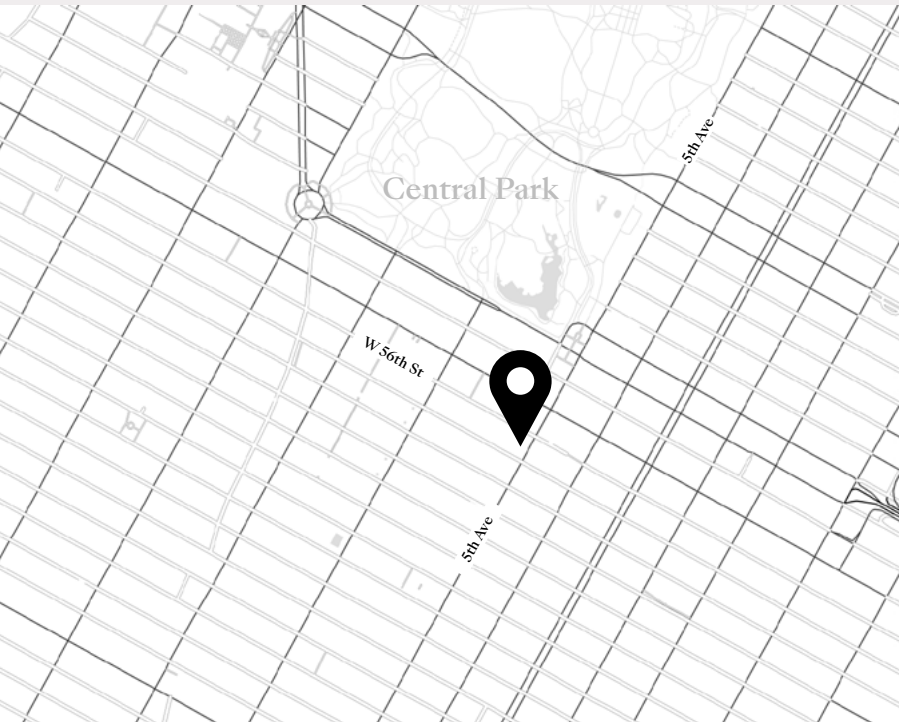


**South**

Landmarks as far as the eye can see, complete with hints of the East River; one of the many perks of being at the center of it all.

# Master Midtown.

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# The World-renowned Plaza District.

## **An Incomparable Address**

Manhattan's Plaza District is not only home to the city's most iconic buildings, it's also the largest commercial, media and entertainment center on the globe. Steeped in history and worldwide fame, everything from its shops on 5th Avenue to Central Park is quintessential New York.



SevenTwelve  
Fifth Avenue



Pause for reflection amid the stunningly surreal heartbeat of the city.



Fifth Avenue, home to over a century of the world's best beloved fashion.

# Leisure, Illuminated.

## Culture & Shopping

Peruse the shops of 5th Avenue, where the world's most famed fashion has made its home for over a century. Take in one of the 250 performances annually at Carnegie Hall, showcasing music – classical and current – since 1891. Visit the AI Hirschfield Theater for a Broadway musical, or spark inspiration at the Museum of Modern Art. It's all here, constantly evolving, reinventing itself for the next generation to come – and it's all at the doorstep of 712 5th Avenue.



A mecca for music, classical and new, for over 125 years.



The Museum of Modern Art, hosting nearly 3,000,000 visitors each year.



SevenTwelve  
Fifth Avenue



Meetings and more at a red-carpeted symbol of New York luxury.

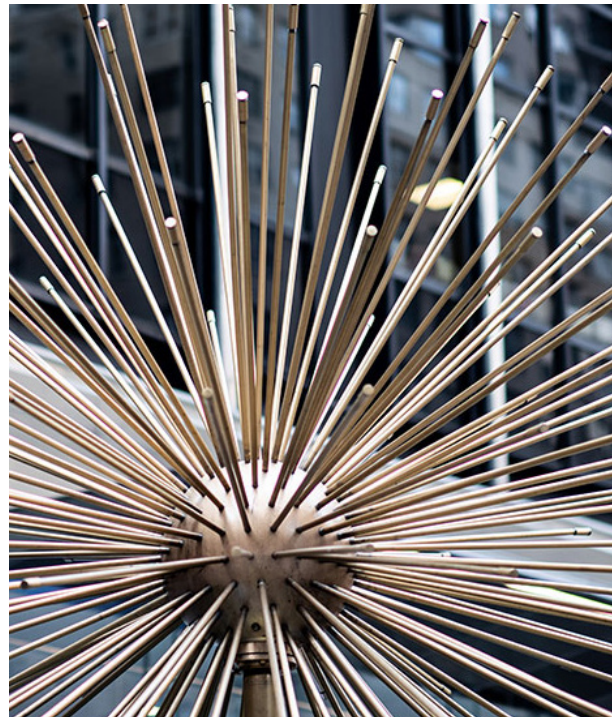


The Plaza District, an exceptional place to call home.

# The Luxury of Connection.

## Convenience & Access

Steps from Central Park and extraordinarily connected to public transit, 712 5th Avenue's location is its luxury. And once there, a vibrant neighborhood can be found at one's fingertips. Follow in Ernest Hemingway's footsteps with a dry martini at Club 21, or meet friends at the red-carpeted St. Regis. Past and present collide at every turn, whether it's inside the Apple Store's glass cube or on the tennis courts of the historic University Club.



Eclectic energy resonates throughout the world's largest business district.



Deals happen fireside at the Polo Bar.



SevenTwelve  
Fifth Avenue



The Plaza Hotel, a plush meeting spot since 1907.



Steeped in history. Seeking what's next.

# Storied & Spectacular.

## Iconic Plaza District

Whether it's a morning run over the serene Gapstow Bridge in the park or meeting clients at the landmark Plaza Hotel, every moment spent in this notable neighborhood feels imbued with sublime New York cache – because it is. Time and intrigue have lent an undeniably captivating quality to every Midtown icon within reach, from the Pulitzer Fountain to Columbus Circle and beyond.



The Museum of Natural History as seen from Cherry Fountain.



The Bethesda Terrace Fountain, featuring the Angel of the Waters.





# Master Midtown.

## Culture & Shopping

- |                         |                     |
|-------------------------|---------------------|
| 1 Al Hirschfeld Theatre | 5 Bloomingdale's    |
| 2 Carnegie Hall         | 6 Bergdorf Goodman  |
| 3 MoMA                  | 7 Saks Fifth Avenue |
| 4 Chanel                | 8 Tiffany & Co      |

## Convenience & Access

- |                          |                        |
|--------------------------|------------------------|
| 9 The St. Regis New York | 13 Equinox Rockefeller |
| 10 21 Club               | 14 Apple Fifth Avenue  |
| 11 The Polo Bar          | 15 One 57              |
| 12 University Club       | 16 53 West 53          |

## Storied & Spectacular

- |                         |                              |
|-------------------------|------------------------------|
| 17 Gapstow Bridge       | 21 Tecumseh Statue           |
| 18 Belvedere Castle     | 22 Pulitzer Fountain         |
| 19 Cherry Hill Fountain | 23 Columbus Circle           |
| 20 The Plaza            | 24 Museum of Natural History |

Fortune  
Favors  
the Bold.

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# Paramount Group, Inc.

## Leasing Information

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**Douglas Neye**  
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Paramount Group, Inc. is a real estate investment and management firm with in-house expertise in asset management, property management, leasing, acquisition, repositioning, redevelopment and financing. Established in 1978 by Werner Otto, Paramount is one of the largest publicly-owned real estate companies headquartered in New York City. Over several decades and numerous market cycles, Paramount has provided first class properties, services and amenities to its tenants. Albert Behler, President and CEO, has led Paramount since 1991 and, along with a seasoned, committed and proven management team, has assembled the company's current 13.9 million-square-foot portfolio of high quality, Class A office building investments, a retail property, as well as debt and equity investments in New York and San Francisco.



Seven  
Twelve  
Fifth  
Avenue

[SevenTwelveFifth.com](http://SevenTwelveFifth.com)