

3 COLUMBUS CIRCLE BUILDING SPECIFICATIONS

LOCATION	Entire block bounded by Broadway & 8th Avenue between 57th & 58th Streets								
ARCHITECT	1927, Shreve, Lamb and Harmon Associates 2008, Genster								
BUILDING SIZE	751,685 RSF								
BUILDING CONSTRUCTION	Conventional steel frame of beams and columns with reinforced concrete floor slabs; center core <i>Windows:</i> Office floors mullion spacing is 4' to 4'-6" <i>Facade:</i> Sleek new glass curtain wall with shadow box and vision-glass on all facades <i>Lobby:</i> Elegant lobby featuring luminous materials including back-lit, frosted-glass walls, brushed bronze wall accents and highly-honed Stellar white marble floor <i>Signage:</i> Manhattan's most visible rooftop LED display								
FLOOR SIZES	<table><tr><td>3rd Floor</td><td>41,202 rsf</td></tr><tr><td>Typical Base to Mid-Rise</td><td>33,592 - 34,634 rsf</td></tr><tr><td>Typical High-Rise</td><td>21,315 - 21,365 rsf</td></tr><tr><td>Typical Tower Floor</td><td>10,960 rsf</td></tr></table>	3rd Floor	41,202 rsf	Typical Base to Mid-Rise	33,592 - 34,634 rsf	Typical High-Rise	21,315 - 21,365 rsf	Typical Tower Floor	10,960 rsf
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TYPICAL SLAB HEIGHTS	Typical 11'-9" slab-to-slab								
COLUMN SPACING	Typical 18' x 18'-3" column bays								
ELEVATORS	6 high-rise passenger elevators, 2,500 lbs capacity/600 fpm each; 7 low-rise passenger elevators, 2,000 lbs capacity/600 fpm each; 1 service elevator, 2,500 lbs capacity/700 fpm. All passenger elevators newly modernized with high-speed mechanical equipment and are ADA-compliant. <i>Two freight cars:</i> Car 17: Ground - Basement - 8'10" wide by 8' high and 21' 6" deep Car 4: Basement - 26th Floor - door opening of 40" and is approximately 72" deep, 65" wide and 8' high There is doghouse in the rear of the 4 car that can accommodate some items up to 10' and some items up to 12' when the elevator hatch is open								
HVAC/SUPPLEMENTAL COOLING	floors 2-7: Building condenser water for tenants' DX water-cooled air conditioning units available on each floor; ventilated air available from building outside airshaft or through louvers in perimeter walls. floors 8-26: Building areas cooled by water-cooled DX air conditioning units located at the building core, air conditioning units are variable air volume units with variable frequency fan drives for efficient, flexible control of conditions in various spaces; units equipped with economizers to conserve energy; air conditioning systems operations optimized and monitored by Building Management System (BMS).								
ELECTRIC	Six electrical services for power at 120/208 volts; up to 6 watts per USF available for tenant use								
LIFE/SAFETY	Addressable Class-E fire alarm system; self-contained emergency generator for Life Safety systems; fully sprinklered <i>Tenant Generator:</i> Location available for tenant emergency generator								
SECURITY/ACCESS	Card access system with electronic turnstiles and 24/7-uniformed security guards; Closed Circuit Television (CCTV) monitoring at all entrance/exit points								
TELECOM/CABLE	Verizon, Cogent Technologies & Information Highway for data and telecommunication requirements; fiber optics are available								
TRANSPORTATION	Immediate access to subways at Columbus Circle (including the A, B, C, D & 1); close to N, R, Q & E subways and M10, M20, M31, M57 & M104 buses; convenient to inter-borough express & ferry buses								



3 COLUMBUS CIRCLE BUILDING SPECIFICATIONS

ENERGY PERFORMANCE

2015 Energy Star Rated

LEASING

Jones Lang La Salle

MANAGEMENT

Newmark Grubb Kight Frank