

609 FIFTH AVENUE BUILDING SPECIFICATIONS

LOCATION	Entire East block front on Fifth Avenue between 48th and 49th Streets																						
YEAR BUILT	1925 Renovated: 1991																						
ARCHITECT	Cross & Cross																						
BUILDING SIZE	168,389 rsf																						
BUILDING HEIGHT	Thirteen (13) Floors																						
BUILDING CONSTRUCTION	Limestone facade with terra cotta detailing Lobby: Double-height entrance with clear story windows Limestone & marble finishes, brass trimmed chandelier and concierge desk																						
FLOOR SIZES	<table><tr><td>Basement</td><td>11,082 Sq. Ft.</td></tr><tr><td>Ground</td><td>10,987 Sq. Ft.</td></tr><tr><td>Mezz</td><td>6,418 Sq. Ft.</td></tr><tr><td>Entire 2-3</td><td>15,320 Sq. Ft.</td></tr><tr><td>Entire 4-5</td><td>15,195 Sq. Ft.</td></tr><tr><td>Entire 6</td><td>15,224 Sq. Ft.</td></tr><tr><td>Entire 7-8</td><td>14,762 Sq. Ft.</td></tr><tr><td>Entire 9</td><td>10,297 Sq. Ft.</td></tr><tr><td>Entire 10-11</td><td>9,759 Sq. Ft.</td></tr><tr><td>Entire 12</td><td>8,317 Sq. Ft.</td></tr><tr><td>Entire 13</td><td>4,748 Sq. Ft.</td></tr></table>	Basement	11,082 Sq. Ft.	Ground	10,987 Sq. Ft.	Mezz	6,418 Sq. Ft.	Entire 2-3	15,320 Sq. Ft.	Entire 4-5	15,195 Sq. Ft.	Entire 6	15,224 Sq. Ft.	Entire 7-8	14,762 Sq. Ft.	Entire 9	10,297 Sq. Ft.	Entire 10-11	9,759 Sq. Ft.	Entire 12	8,317 Sq. Ft.	Entire 13	4,748 Sq. Ft.
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TYPICAL SLAB HEIGHTS	12' – 18'																						
COLUMN SPACING	18' to 20'																						
ELEVATORS	3 passenger, 1 freight Loading dock located on 49th Street																						
HVAC/SUPPLEMENTAL COOLING	Two 300 Ton Trane Central Vac chiller's Condenser water available for tenants supplemental use																						
ELECTRIC	120/208 Volt, 9,200 amps, six (6) watts per sq. ft. available for tenant use																						
LIFE/SAFETY	Fully sprinklered, addressable Class E system 300 kW generator for life safety																						
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week CCTV surveillance in public areas and all elevators																						
TELECOM/CABLE	Verizon, AT&T, Time Warner Cable, Hightower																						
TRANSPORTATION	Close proximity to Grand Central Terminal & Rockefeller Center Concourse																						
AWARDS	2010/11 Boma Operating Office Building of the Year																						
AMENITIES	Near Saks Fifth Avenue, The Rink at Rockefeller Center, Christmas tree, and shopping																						