

LOCATION	Entire block bounded by Broadway & 8th Avenue between 57th & 58th Streets	
YEAR BUILT	1927	
ARCHITECT	1927, Shreve, Lamb and Harmon Associates 2008, Gensler	
BUILDING SIZE	750,000 rsf	
BUILDING HEIGHT	Twenty-six (26) Floors	
BUILDING CONSTRUCTION	Conventional steel frame of beams and columns with reinforced concrete floor slabs Sleek new glass curtain wall with shadow box and vision-glass on all facades Elegant lobby featuring back-lit, frosted-glass walls, brushed bronze wall accents and highly-honed Stellar white marble floor	
FLOOR LAYOUT	Center Core	
FLOOR SIZES	3rd Floor	41,000 rsf
	Typical Base to Mid-Rise	33,500 - 34,500 rsf
	Typical High-Rise	21,000
	25th and 26th Floors	11,000 rsf
TYPICAL SLAB HEIGHTS	11'-9"	
COLUMN SPACING	18' x 18'-3"	
ELEVATORS	Six (6) high-rise passenger elevators Seven (7) low-rise passenger elevators, 2,000 lbs capacity/600 fpm each	
FREIGHT ENTRANCE	One (1) service elevator, 2,500 lbs capacity/700 fpm. All passenger elevators newly modernized with high-speed mechanical equipment and are ADA-compliant	
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 air shaft 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 (6) electrical services for power at 120/208 volts	
LIFE/SAFETY	Addressable Class E fire alarm system; self-contained emergency generator for Life Safety systems; fully sprinklered Tenant Generator: 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	Spectrum, Verizon (T-1 services only), Cogent, Lighttower, Level 3 & Zayo for connectivity via fiber	
TRANSPORTATION	Immediate access to subways at Columbus Circle (including the A, B, C, D & 1) Close proximity to N, R, Q & E subways and M10, M20, M31, M57 & M104 buses Convenient to inter-borough express & ferry buses	
ENERGY PERFORMANCE	Energy Star rated	

