



BUILDING SPECIFICATIONS

LOCATION	Entire Eastern block front of Third Avenue between 44th and 45th Streets
YEAR BUILT	1955 Renovated: 2009
ARCHITECT	William Lescaze & Associates
BUILDING SIZE	592,265 rsf
BUILDING HEIGHT	Twenty (20) Floors
BUILDING CONSTRUCTION	Concrete-encased steel framing supported by steel-reinforced concrete piers Facade: White glazed brick on lower pedestal; glazed blue brick on high-rise tower Lobby: Thassos stone walls, terrazzo floor and museum-quality lighting; exquisite Hans Hoffman mosaic mural surrounding elevator core
FLOOR LAYOUT	Center Core
FLOOR SIZES	Basement 26,961 rsf Garage 17,734 rsf Ground 27,802 rsf Floors 2-6 48,887-49,731 rsf Floors 7-8 32,826 rsf Floor 9 17,587 rsf Floors 10-20 19,025 rsf
FLOOR LOADS	Floor 2 75 lbs psf Floors 3-20 50 lbs psf
TYPICAL SLAB HEIGHTS	10' 6"
COLUMN SPACING	18' 9"
ELEVATORS	Eight (8) passenger, one (1) freight elevator Loading dock is located on 45th Street
HVAC/SUPPLEMENTAL COOLING	Two (2) 800-ton steam turbine chillers Internal air handling units and perimeter fan coil units located on each floor Operating hours are 8am - 6pm, Monday-Friday
ELECTRIC	One (1) 5,000-amp and one (1) 6,000-amp, 120/208-volt, three (3) -phase service Electric closets on each floor Up to six (6) watts per sq. ft. available for tenant use
LIFE/SAFETY	Edwards 3800 Class E System; building fully sprinklered; 425 kW emergency generator for life safety
SECURITY/ACCESS	<ul style="list-style-type: none">• Coordinated program of controlled electronic access• Electronic surveillance and uniformed security guards on a 24/7 basis• Electronic turnstiles and messenger service
TELECOM/CABLE	Verizon, Time Warner Cable, Cogent Communications, Level 3 Communications and Lightower Wired Certified Silver
TRANSPORTATION	Close proximity to Grand Central Terminal
AMENITIES	Three (3)-level, 165-car parking garage with access on 44th and 45th Streets
ENERGY PERFORMANCE	Energy Star rated

