

55 WEST 46TH STREET BUILDING SPECIFICATIONS

LOCATION	46th Street, between 5th and 6th Avenues
YEAR BUILT	2013
ARCHITECT	Skidmore, Owings & Merrill
BUILDING SIZE	347,855 rsf
BUILDING HEIGHT	Thirty-four (34) Floors
BUILDING CONSTRUCTION	<p>Structural steel frame construction, comprised of columns, girders and beams, metal decking and concrete slabs</p> <p>The facade is a three-dimensional folded skin consisting of painted aluminum mullions, stainless steel medallions, and insulated glass units, designed to reflect and refract light, creating a dynamic surface</p> <p>The world-class lobby includes the following elements:</p> <ul style="list-style-type: none">• 25' ceiling with glass and stone floor and marble and glass highlighting the walls• Stone topped security desk with stainless steel finishes• A painting by Sarah Morris
FLOOR SIZES	<p>Floor 2 28,439 rsf</p> <p>Floors 22-34 21,889-22,525 rsf</p>
FLOOR LOAD	<p>75 pounds live load per square foot</p> <p>25 pounds dead load per square foot</p>
TYPICAL SLAB HEIGHTS	<p>Floor 2 15'</p> <p>Floors 22-32 13' 6"</p> <p>Floors 33 and 34 16'</p>
COLUMN SPACING	<p>No interior columns</p> <p>Perimeter Columns: North & South: 29'6" & 28'/East & West: 28' & 18'8"</p>
ELEVATORS	<p>Six (6) destination dispatch passenger cars, two (2) freight elevator cars, two (2) auto lift in building parking facility, one (1) truck lift located in loading dock and 1 hydraulic lift to access the building fitness center</p> <p>The loading dock is accessible via a truck lift located on 46th Street adjacent to the building</p> <p>The capacity of the truck lift is 60,000 lbs. Dimensions are 34x15x13</p>
HVAC/SUPPLEMENTAL COOLING	<p>Each floor is equipped with one seventy (70) ton DX unit for tenant controlled air-conditioning</p> <p>Perimeter steam heat supplied from Con Edison</p> <p>Operating hours are Monday - Friday 7:00 AM - 7:00 PM</p>
ELECTRIC	<p>The building is serviced by four (4) Con Edison feeders from transformer vaults located on 46th Street</p> <p>Approximately six (6) Watts per square foot (exclusive of base building HVAC) is allocated for tenant use</p>
LIFE/SAFETY	<p>Class E fire alarm system</p> <p>The building has two (2) 1,500 kw generators for life safety and critical building functions</p> <p>There are also two (2) existing 500 kw generators installed on the roof for tenant requirements</p>
SECURITY/ACCESS	<p>The building security desk is manned 24 hours a day, 7 days a week</p> <p>Turnstiles with access cards for tenants in the lobby</p> <p>CCTV surveillance in public areas and all elevators</p>
TELECOM/CABLE	<p>Service providers are Time Warner, Verizon, RCN, Cablevision, Lighpath, and Lighttower</p> <p>Wired Gold Certified</p>
TRANSPORTATION	<p>The building is located in close proximity to Grand Central Terminal</p> <p>The M,B,D and F subway lines are available less than a block away from the building</p>
AMENITIES	<p>Starbucks located in building retail unit adjacent to the lobby</p> <p>High-end fitness facility with country club style lockers for tenant use only</p> <p>In building parking facility with approximately 100 spots</p> <p>Parking facility is accessible from the building lobby</p>

