## 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
592,772 rsf

### BUILDING HEIGHT
Twenty (20) Floors and basement and garage

### 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
<table>
<thead>
<tr>
<th>Level</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>26,961 rsf</td>
</tr>
<tr>
<td>Garage</td>
<td>17,734 rsf</td>
</tr>
<tr>
<td>Ground</td>
<td>27,802 rsf</td>
</tr>
<tr>
<td>Floors 2-6</td>
<td>48,887–49,731 rsf</td>
</tr>
<tr>
<td>Floors 7-8</td>
<td>32,826 rsf</td>
</tr>
<tr>
<td>Floor 9</td>
<td>17,587 rsf</td>
</tr>
<tr>
<td>Floors 10-20</td>
<td>19,025 rsf</td>
</tr>
</tbody>
</table>

### FLOOR LOADS
<table>
<thead>
<tr>
<th>Level</th>
<th>Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor 2</td>
<td>75 lbs psf</td>
</tr>
<tr>
<td>Floors 3-20</td>
<td>50 lbs psf</td>
</tr>
</tbody>
</table>

### 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) 6,500-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; 475 kW emergency generator for life safety

### SECURITY/ACCESS
- 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, Spectrum, Cogent Communications, Level 3 Communications and Crown Castle/Lightower  
Wired Certified Gold

### 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, LEED Gold, BOMA 360 Performance Building