

LOCATION	Lexington Avenue and 44th Street Access available through the Graybar passage in Grand Central Terminal
YEAR BUILT	1927
ARCHITECT	Sloan & Robertson
BUILDING SIZE	1,513,673 rsf
BUILDING HEIGHT	Thirty (30) Floors and a Penthouse
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> • Fireproof concrete with steel columns and beams • Masonry facade with deco-era sculptural reliefs • The building has a landmark-quality lobby with marble floors, accent mosaic borders travertine walls, and custom bronze chandelier lighting • Building visitor center with guest pre-registration
FLOOR LOAD	50 lbs psf
FLOOR SIZES	Floors range in size from 59,784-21,983 rsf
TYPICAL SLAB HEIGHTS	11'8"
ELEVATORS	Thirty-two (32) passenger cars and two (2) freight cars are available in four separate elevator banks Loading dock located in Depew place immediately behind the building; access is from 45th Street
HVAC/SUPPLEMENTAL COOLING	Tenant-controlled packaged water and air-cooled systems supply comfort cooling Perimeter steam heat supplied from Con Edison Operating hours are Monday-Friday 8am-6pm
ELECTRIC	Six (6) watts/usable square foot available for tenant use
LIFE/SAFETY	Addressable Class E System; 400 kW fire, life, safety generator
SECURITY/ACCESS	<ul style="list-style-type: none"> • 24/7-attended lobby, uniformed security coverage and visitors desk • CCTV surveillance covers lobby, loading dock, and building entrances • Turnstiles with access cards for tenants in the lobby • Building visitor center with guest pre-registration
TELECOM/CABLE	Carriers Include: Verizon, Cogent, Time Warner Cable, Lightpath, Broadview Networks and Lightower Wired Certified Gold
TRANSPORTATION	<ul style="list-style-type: none"> • Direct access to Grand Central Terminal with Metro-North Railroad service as well as subway lines 4,5,6,7 and the shuttle line between Grand Central Terminal and Times Square • Numerous bus lines and parking garages are located within walking distance from the building nearby
AMENITIES	<ul style="list-style-type: none"> • Equinox Fitness Club and cafe located in lobby level of building • Newsstand located in lobby of building • Building visitor center located in lobby of building • Bicycle storage room • Retail tenants include Dean and Deluca, Paper Source, and Blue Mercury
ENERGY PERFORMANCE	2011, 2012, 2013, 2014, and 2015 Energy Star rated, LEED CERTIFIED GOLD as of 2017

