

**Owner:** SL Green Realty Corp.

**Location:** Madison Avenue and Park Avenue South, Between 24<sup>th</sup> and 25<sup>th</sup> Streets

**Year Built:** Phased: 1932 - 1950

**Architect:** D. Everett Ward and Harvey Wiley Corbett

**Building Size:** 2,310,056 rentable square feet

**Building Height:** 31 stories above ground  
4 stories below ground

**Floor Sizes:**

4B	26,718	3B	22,831
2B	90,964	1B	73,697
1	28,337	1M	21,421
2	77,965	3	87,482
4	103,662	5	13,662
6	103,630	7	103,630
8	103,360	9	98,391
10	98,420	11	98,420
12	99,556	13	82,812
14	82,390	15	18,012
16	73,558	17	73,626
18	72,378	19	74,391
20	74,600	21	60,716
22	60,710	23	48,738
24	48,282	25	48,282
26	49,532	27	49,472
28	48,068	29	4,376

**Lobby:** Marble floors and walls with six separate entrances.

**Façade:** Curtain wall constructed of limestone and granite with fixed framed glass windows.

**Construction:** Concrete-encased structural steel.

**BMS:** Siemens Apogee 600 system.

**Column Spacing:** East to West typically 17' on center.  
North to South typically 22' on center.

**Ceiling Height:** (Slab to Slab height)  
« Lobby approximately 45'0"  
« Floors 2-4 approximately 17'0"  
« Floors 5-15 approximately 13'0"  
« Floors 16-29 approximately 12'6"

**Security:** Coordinated program of controlled electronic access (turnstiles with key-card access). Electronic surveillance and uniformed security guards on a 24/7 basis.

**Loading Dock:** Six loading bays accessed from 25th street. The loading bays offer direct access to the service elevators.

**Elevators/Escalator:**

- « Six escalators run between the lobby and B2.
- « 41 passenger elevators and five freight elevators.

**Electric Capacity:** 6 watts per square foot. 6 vaults and five KVA transformers. 5 transformers provide service to 6 switchboards adjacent to vaults in level 1B.

**Generator:** Caterpillar 1750 KVA generator supports base building life safety.

**Floor Loads:**

- « Lobby and Loading Dock: 120 pounds per square foot
- « Rest of Property: 80 pounds per square foot

**Telecom:**

Carrier	Services	Point Of Entry	Point Of Service
AT&T Fiber	Lines & Phone/Data Service	24th Street & Madison Avenue	18
Spectrum	Digital Cable & Broad-band Service	24th Street & Madison Avenue	18
RCN	Copper & Fiber Lines	24th Street & Madison Avenue	18
Verizon	Fiber Lines & Ethernet Services	25th Street & Madison Avenue	18
Lightpath	Fiber Lines & Phone Services	24th Street & Madison Avenue	18

**HVAC:** Central cooling plant. Operates from 8:00 AM-6:00 PM, Monday through Friday. Condenser water available for tenant supplemental cooling from separate cooling tower plant.

**Life Safety:** Standpipe and sprinkler system with sprinkler control valves stations and fire pumps. The base building fire alarm system is a Class "E" addressable fire alarm system equipped with new command centers and central station reporting, fully integrated with the HVAC systems.

**Energy Performance:** Energy Star certification 2012 - 2020