



## BUILDING SPECIFICATIONS

<b>LOCATION</b>	Entire Eastern block front of Third Avenue between 44th and 45th Streets
<b>YEAR BUILT</b>	1955 Renovated: 2009
<b>ARCHITECT</b>	William Lescaze & Associates
<b>BUILDING SIZE</b>	592,772 rsf
<b>BUILDING HEIGHT</b>	Twenty (20) Floors and basement and garage
<b>BUILDING CONSTRUCTION</b>	<ul style="list-style-type: none"><li>• Concrete-encased steel framing supported by steel-reinforced concrete piers</li><li>• Facade: White glazed brick on lower pedestal; glazed blue brick on high-rise tower</li><li>• Lobby: Thassos stone walls, terrazzo floor and museum-quality lighting; exquisite Hans Hoffman mosaic mural surrounding elevator core</li></ul>
<b>FLOOR LAYOUT</b>	Center Core
<b>FLOOR SIZES</b>	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
<b>FLOOR LOADS</b>	Floor 2 75 lbs psf Floors 3-20 50 lbs psf
<b>TYPICAL SLAB HEIGHTS</b>	10' 6"
<b>COLUMN SPACING</b>	18' 9"
<b>ELEVATORS</b>	Eight (8) passenger, one (1) freight elevator Loading dock is located on 45th Street
<b>HVAC/SUPPLEMENTAL COOLING</b>	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
<b>ELECTRIC</b>	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
<b>LIFE/SAFETY</b>	Edwards 3800 Class E System; building fully sprinklered; 475 kW emergency generator for life safety
<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"><li>• Coordinated program of controlled electronic access</li><li>• Electronic surveillance and uniformed security guards on a 24/7 basis</li><li>• Electronic turnstiles and messenger service</li></ul>
<b>TELECOM/CABLE</b>	Verizon, Spectrum, Cogent Communications, Level 3 Communications and Crown Castle/Lightower Wired Certified Gold
<b>TRANSPORTATION</b>	Close proximity to Grand Central Terminal
<b>AMENITIES</b>	Three (3)-level, 165-car parking garage with access on 44th and 45th Streets
<b>ENERGY PERFORMANCE</b>	Energy Star rated, LEED Gold, BOMA 360 Performance Building

