

<b>LOCATION</b>	Northeast corner of Fifth Avenue and 40th Street
<b>YEAR BUILT</b>	1988   Renovated 2018
<b>ARCHITECT</b>	Skidmore Owings & Merrill
<b>BUILDING SIZE</b>	210,000 rsf
<b>BUILDING HEIGHT</b>	Twenty-six (26) Floors plus basement and sub-basement
<b>BUILDING CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>· A new contemporary lobby and new elevator cabs were completed in 2018</li> <li>· The building is entered through an open-air plaza on 40th street, into a light filled, two-story atrium lobby</li> </ul>
<b>FLOOR LAYOUT</b>	Side Core
<b>FLOOR SIZES</b>	7,000 - 11,000 square feet
<b>FLOOR LOAD</b>	50 lbs. per square feet
<b>TYPICAL SLAB HEIGHT</b>	12'6"
<b>COLUMNS</b>	<ul style="list-style-type: none"> <li>· Column free on tower floors</li> <li>· Only four (4) columns on base floors</li> </ul>
<b>ELEVATORS</b>	<p><b>Eight (8) elevators:</b></p> <ul style="list-style-type: none"> <li>· Three (3) elevators serve floors 3-9</li> <li>· Two (2) elevators serve floors 10-26</li> <li>· Two (2) elevators serve floors 10-25 (includes Freight car)</li> <li>· One (1) elevator serves lobby – sub basement (Hydraulic car)</li> </ul> <p>Freight entrance on 40th Street</p>
<b>HVAC/SUPPLEMENTAL COOLING</b>	<p>Closed two-pipe, water-source heat pump units</p> <p>Heat pump in each perimeter office with individual control; one (1) interior zone</p>
<b>ELECTRIC</b>	<p>Two (2) 6,000 amp services at 120/208 volts</p> <p>Each office floor is provided with a direct meter to Con Edison</p>
<b>LIFE/SAFETY</b>	Addressable, Class E System
<b>SECURITY/ACCESS</b>	The lobby is attended 24/7 and security features include an advanced CCTV security system
<b>TELECOM/CABLE</b>	<ul style="list-style-type: none"> <li>· Altice, CenturyLink, Crown Castle, Spectrum, Verizon, Zayo</li> <li>· DAS for enhanced cell phone service</li> <li>· Wired Certified Gold</li> </ul>
<b>TRANSPORTATION</b>	<ul style="list-style-type: none"> <li>· Close Proximity: Grand Central Terminal, the Port Authority Bus Terminal, and Penn Station</li> <li>· Subway Lines: 4, 5, 6, 7, S</li> <li>· Rail: Metro-North Railroad and LIRR</li> </ul>
<b>ENERGY PERFORMANCE</b>	Energy Star rated, LEED Gold