

BUILDING SPECIFICATIONS



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| LOCATION | Entire Eastern block front of Third Avenue between 44th and 45th Streets | |
| YEAR BUILT | 1955 Renovated 2009 | |
| ARCHITECT | William Lescaze & Associates | |
| BUILDING HEIGHT | Twenty (20) Floors and basement and garage | |
| BUILDING SIZE | 592,772 rsf | |
| BUILDING CONSTRUCTION | <ul style="list-style-type: none"> • 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 | 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 |
| FLOOR LOADS | Floor | 2.75 lbs psf |
| | Floors | 3-20 50 lbs psf |
| TYPICAL SLAB HEIGHTS | 10' 6" | |
| COLUMN SPACING | 18' 9" | |

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| 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 D The building hours of operations are 8:00am-8:00pm. |
| 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 | <ul style="list-style-type: none"> • 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/Lighttower 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 |