



## 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														
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<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														