

BUILDING SPECIFICATIONS



<p>Owner SL Green Realty Corp. and NYSTRS</p> <p>Location Third Avenue between 46th and 47th Streets</p> <p>Architect Emery Roth & Sons</p> <p>Year Built 1956 (Renovated 2006)</p> <p>Building Size 818,000 rsf</p> <p>Building Height Thirty-five (35) floors, plus two (2) sub-basement levels</p> <p>Floor Layout Center core</p> <p>Construction Conventional reinforced concrete foundation system with steel columns and beams Facade: Single-paned, tinted vision-glass panels with black-colored opaque spandrel panels; glazed brick veneer on western facade Lobby: Four-story atrium facing Third Avenue features marble floors with Grigio Chiaro and Calacatta marble accent borders, and honed, polished Kuru granite walls</p> <p>Elevators Approximately 9'4" Passenger Elevators: Sixteen (16) cars Freight Elevators: Two (2) cars Loading dock located on 47th Street</p> <p>HVAC Air conditioning provided by two 1,100-ton York steam turbine chillers, two supplemental 250-ton York steam cooling absorption chillers and a central cooling tower; fresh air provided by perimeter induction units and interior zone air-handling units Hours: Monday - Friday, 8am - 6pm and Saturday, 8am-1pm</p>	<p>Electric Four (4) 4,000-amp services at 120/208 volts; six (6) 1,000 kva utility transformers; additional 5,000-amp service provides six (6) watts psf for tenant use; separate electrical closets on each floor</p> <p>Life/Safety Pyrotronics MXL Class E System; building fully sprinklered; emergency generator backs up all life safety systems</p> <p>Security/Access 24/7-attended lobby; camera surveillance in lobby, elevators, entrance ways and other public areas; messenger center; attended loading dock</p> <p>Telecom/Cable Verizon, Cogent, CenturyLink, Cablevision, Lightpath, & Crown Castle/Lighttower</p> <p>Certification Wired Certified Platinum</p> <p>Transportation Easy access to all transportation, including Grand Central Terminal / Metro North and the 4, 5, 6, 7, E, M and S subway lines</p> <p>Amenities Parking: Two-level, in-building 100-car garage (485 Lexington Avenue.) On-site 50-capacity bike room Inter-connected lobby to 485 Lexington Avenue SoulCycle, Blackwell's restaurant, Dr. Smood, Gregory's Coffee, Just Salad, Spiff for Men, Duane Reade, Bright Horizons (childcare) Reside Health (Primary Health)</p> <p>Sustainability LEED Gold, Energy Star rated</p>
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Protecting the wellbeing of all building occupants is at the core of SL Green's business. Through stringent protocols and operational strategies, SL Green ensures the collective health and safety of our building communities. We are focused on both prevention and preparedness, and are dedicated to supporting the health and wellness of our tenants and visitors.