

280 PARK AVENUE

BUILDING SPECIFICATIONS

LOCATION Between 48th & 49th Street

YEAR BUILT 1968

ARCHITECT Emery Roth & Sons

BUILDING SIZE 1,278,807 rsf

BUILDING HEIGHT East Tower: 29 Floors
West Tower: 43 Floors

BUILDING CONSTRUCTION A recently completed building wide \$150M redevelopment including:

- New lobby spanning Park Avenue block front with 25' ceiling height
- New plaza with abundant green space
- New interior atrium with museum-quality reflection pool
- Restoration of Park Avenue facade
- New glass curtain wall on center area of floors 3-17
- New elevator cabs, escalators and first-class restrooms
- New cooling tower providing additional 400 tons of supplemental water
- Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday

FLOOR LOAD 50 lbs. live load, 20 lbs. dead load

TYPICAL SLAB HEIGHTS

East Tower:	12'0"
West Tower:	11'8"
West Tower (Floors 41 & 43):	15'6"

ELEVATORS 34 passenger cars and 3 freight cars
Loading dock located on 49th Street between Park and Madison Avenue
Drive in hours are M-F 8am-6pm

HVAC/ SUPPLEMENTAL COOLING

- Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation
- Operating hours are M-F 8am-8pm and Saturday 8am-1pm

ELECTRIC The property receives electrical power via a typical Con Edison 460 volt spot network consisting of 5-2,000 KVA power transformers with secondaries connected to a common bus duct via network protectors

- A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption

LIFE/SAFETY

- The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors, a public address system, and an enunciator panel located in the building lobby
- The sprinkler system risers serve the entire property

SECURITY/ ACCESS

- 24/7 attended lobby uniformed security coverage and visitor's desk
- CCTV surveillance in public areas and all elevators
- Access provided via electronic card access or per-authorization

TELECOM/CABLE

Carrier	Services	Point Of Entry	Point Of Service
Verizon	Internet, Voice, Cable	49th Street	Multiple floors both towers
Spectrum	Internet, Voice, Data, Cable TV	49th Street	Multiple floors both towers
Abovenet/Zayo	Internet, Voice, Data	48th & 49th Street	Multiple floors both towers
Lighttower	Internet, Voice, Data	49th Street	Multiple floors both towers
AT&T	Internet, Voice, Data	49th Street	Only at POE; no service above
Lightpath	Internet, Voice, Data	49th Street	Multiple floors both towers
Cogent	Internet, Voice, Data	49th Street	Multiple floors both towers

AMENITIES

- Starbucks is located on the 49th Street side of the building
- Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building

ENERGY PERFORMANCE Energy Star Rated (46)

BIKE ROOM Located on mezzanine level of the building

MESSENGER CENTER Located on the ground floor of the West Building. Hours are M-F 8am-6pm