

# 10 EAST 53RD STREET BUILDING SPECIFICATIONS

<b>LOCATION</b>	Entrances on both 52nd and 53rd Streets between Madison and Fifth Avenue								
<b>YEAR BUILT</b>	1971								
<b>ARCHITECT</b>	Emery Roth & Sons								
<b>BUILDING SIZE</b>	392,849								
<b>BUILDING HEIGHT</b>	Thirty-seven (37) Floors								
<b>BUILDING CONSTRUCTION</b>	<p>Structural steel frame construction, comprised of columns, girders and beams encased in concrete The facade is a curtain wall system of bronze duranotic aluminum mullions and spandrel panels with tinted glass A recently completed building wide \$50M redevelopment includes the following:</p> <ul style="list-style-type: none"><li>• New lobby integrated with dramatic interior arcade</li><li>• New plazas with abundant green space</li><li>• New elevator cabs</li><li>• New windows</li><li>• Upgrades to building infrastructure</li><li>• New first class bathrooms</li></ul>								
<b>FLOOR SIZES</b>	<table><tr><td><b>Floor 2</b></td><td>9,921 rsf</td></tr><tr><td><b>Floor 3</b></td><td>11,997 rsf</td></tr><tr><td><b>Floors 4-9</b></td><td>16,406 rsf</td></tr><tr><td><b>Floors 11-37</b></td><td>8,462-8,926 rsf</td></tr></table>	<b>Floor 2</b>	9,921 rsf	<b>Floor 3</b>	11,997 rsf	<b>Floors 4-9</b>	16,406 rsf	<b>Floors 11-37</b>	8,462-8,926 rsf
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<b>FLOOR LOAD</b>	50 pounds per square foot								
<b>TYPICAL SLAB HEIGHTS</b>	11' 6"								
<b>COLUMN SPACING</b>	21' on center								
<b>ELEVATORS</b>	<p>Nine (9) passenger cars, one (1) freight elevator car Loading dock located on 52nd Street side of the building</p>								
<b>HVAC/SUPPLEMENTAL COOLING</b>	<p>The building HVAC system is a central chilled water plant with constant volume The fan system consists of two (2) 650 ton York high pressure steam paraflow absorbers Perimeter steam heat supplied from Con Edison Operating hours are Monday-Friday 8:00 AM - 8:00 PM</p>								
<b>ELECTRIC</b>	<p>The building is fed by two (2) Con Edison feeds from an electrical vault on 53rd Street Approximately six (6) watts per square foot (exclusive of base building HVAC) is allocated for tenant use</p>								
<b>LIFE/SAFETY</b>	<ul style="list-style-type: none"><li>• Class E fire alarm system (Notifier CPU2-3030D)</li><li>• The system monitors heat sensitive sprinkler heads, tamper and flow devices, smoke detectors, smoke trip devices, alarm and strobe devices, stairwell pressurization fans, and elevator recall and door releases</li><li>• The system also has communication capabilities and is tied into the PA System and warden phones are provided at the passenger elevator lobbies throughout the building and also at the freight elevator lobby</li></ul>								
<b>SECURITY/ACCESS</b>	<p>The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby CCTV surveillance in public areas and all elevators</p>								
<b>TELECOM/CABLE</b>	<p>Verizon, AT&amp;T, Spectrum, Crown Castle/Lighttower and Cablevision, Cogent Wired Certified Gold, DAS</p>								
<b>TRANSPORTATION</b>	The building is located in close proximity to the 6,E,M,B,D and F subway lines								
<b>AMENITIES</b>	<p>Equinox "E Club" and Blue Bottle Coffee located in building Landscaped public seating adjacent to both 53rd and 52nd Street entrances to the building</p>								

