

# 1185 AVENUE OF THE AMERICAS

## BUILDING SPECIFICATIONS

|                                  |   |            |
|----------------------------------|---|------------|
| <b>LOCATION</b>                  | Entire West block front of Sixth Avenue between 46th and 47th Streets   |            |
| <b>YEAR BUILT</b>                | 1972  |            |
| <b>ARCHITECT</b>                 | Emery Roth & Sons, PC   |            |
| <b>BUILDING SIZE</b>             | 1,109,424 rsf   |            |
| <b>BUILDING HEIGHT</b>           | Forty-two (42) Floors plus basement and subbasement   |            |
| <b>BUILDING CONSTRUCTION</b>     | Concrete on steel framing and columns with metal and glass curtain wall<br>Facade: Aluminum and marble panel  |            |
| <b>FLOOR LAYOUT</b>              | Center Core   |            |
| <b>FLOOR SIZES</b>               | Sub-cellar  | 5,598 rsf  |
|                                  | Basement  | 22,317 rsf |
|                                  | Ground floor  | 11,779 rsf |
|                                  | Annex   | 29,329 rsf |
|                                  | Floor 2   | 27,764 rsf |
|                                  | Floors 3-14   | 27,508 rsf |
|                                  | Floors 15-18  | 27,342 rsf |
|                                  | Floors 19-22  | 27,231 rsf |
|                                  | Floor 23  | 27,241 rsf |
|                                  | Floor 24  | 26,792 rsf |
|                                  | Floor 25  | 27,458 rsf |
|                                  | Floors 26 & 27  | 28,182 rsf |
|                                  | Floors 28 & 29  | Mechanical |
|                                  | Floors 30-33  | 28,906 rsf |
|                                  | Floors 34-41  | 29,166 rsf |
|                                  | Floor 42  | 16,568     |
| <b>FLOOR LOADS</b>               | 50 lbs. psf   |            |
| <b>TYPICAL SLAB HEIGHTS</b>      | Floors 2-27   | 12'-1"     |
|                                  | Floors 30-41  | 12'-11"    |
|                                  | Floor 42  | 29'-3"     |
| <b>COLUMN SPACING</b>            | 26' at center   |            |
| <b>ELEVATORS</b>                 | Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators<br>Loading dock located on 46th Street   |            |
| <b>HVAC/SUPPLEMENTAL COOLING</b> | Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison<br>Condenser water available for tenant supplemental air conditioning  |            |
| <b>ELECTRIC</b>                  | 480-volt with total capacity of 12,000 amps<br>Up to six (6) watts per sq. ft. available for tenant use   |            |
| <b>LIFE/SAFETY</b>               | Fully sprinklered; addressable Class E system<br>250 kw 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, Lighttower, AT&T, Time Warner Cable & Cogent Communications<br>Wired Certified Platinum - DAS  |            |
| <b>TRANSPORTATION</b>            | Close proximity to Grand Central Terminal, Penn Station and Port Authority Bus Terminal, near 1,2,3,B,D,F,N,Q,R,V,W and Shuttle subways; direct access to Rockefeller Center Concourse  |            |
| <b>AMENITIES</b>                 | Outdoor plaza, in-building bank, restaurant, theater and Starbucks  |            |
| <b>ENERGY PERFORMANCE</b>        | LEED Silver   |            |