

LOCATION	Northeast corner of Park Avenue and 42nd Street																																		
YEAR BUILT	1923 Renovated: 2008																																		
ARCHITECT	York & Sawyer																																		
BUILDING SIZE	653,736 rsf																																		
BUILDING HEIGHT	Twenty-six (26) Floors, basement and sub-basement																																		
BUILDING CONSTRUCTION	Concrete encased structural steel flange columns Facade: Brick and terra cotta with fenestration and granite with glazed painted aluminum Lobby: Newly renovated with marble walls finished with Italian Basaltina stone flooring Ceilings are vaulted and finished with Venetian plaster																																		
FLOOR SIZES	<table><tr><td>Below Grade</td><td>21,809 rsf</td></tr><tr><td>Ground</td><td>15,501 rsf</td></tr><tr><td>Floor 2</td><td>30,129 rsf</td></tr><tr><td>Floor 3</td><td>21,929 rsf</td></tr><tr><td>Floors 4-5</td><td>31,377 rsf</td></tr><tr><td>Floors 6-7</td><td>31,071 rsf</td></tr><tr><td>Floor 8</td><td>25,723 rsf</td></tr><tr><td>Floors 9-14</td><td>25,656 rsf</td></tr><tr><td>Floor 15</td><td>25,653 rsf</td></tr><tr><td>Floors 16-17</td><td>25,366 rsf</td></tr><tr><td>Floors 18-20</td><td>26,225 rsf</td></tr><tr><td>Floor 21</td><td>26,256 rsf</td></tr><tr><td>Floor 22</td><td>24,809 rsf</td></tr><tr><td>Floor 23</td><td>25,151 rsf</td></tr><tr><td>Floor 24</td><td>25,536 rsf</td></tr><tr><td>Floor 25</td><td>21,123 rsf</td></tr><tr><td>Floor 26</td><td>9,556 rsf</td></tr></table>	Below Grade	21,809 rsf	Ground	15,501 rsf	Floor 2	30,129 rsf	Floor 3	21,929 rsf	Floors 4-5	31,377 rsf	Floors 6-7	31,071 rsf	Floor 8	25,723 rsf	Floors 9-14	25,656 rsf	Floor 15	25,653 rsf	Floors 16-17	25,366 rsf	Floors 18-20	26,225 rsf	Floor 21	26,256 rsf	Floor 22	24,809 rsf	Floor 23	25,151 rsf	Floor 24	25,536 rsf	Floor 25	21,123 rsf	Floor 26	9,556 rsf
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FLOOR LOADS	Basement, Ground, 2nd Floors: 120 lbs/sq.ft. 3rd-26th Floors: 60 lbs/sq.ft.																																		
TYPICAL SLAB HEIGHTS	11'3"																																		
COLUMN SPACING	East to West on center is 20' 6" North to South on center is 21' 6"																																		
ELEVATORS	Fourteen (14) passenger, one (1) freight Loading dock is located on 41st Streets																																		
HVAC/SUPPLEMENTAL COOLING	Two (2) water-cooled DX units per floor, ranging in size from 22 to 35 tons Gas boilers provide perimeter heating																																		
ELECTRIC	Four 4000-amp. 120/208-volt, three (3)-phase, four (4) wire service Up to six (6) watts per sq. ft. available for tenant use																																		
LIFE/SAFETY	Fully addressable Class E system; building fully sprinklered																																		
SECURITY/ACCESS	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																																		
TELECOM/CABLE	Cogent, Lightpath, Spectrum, Cablevision, Verizon and AT&T Wired Certified Gold																																		
TRANSPORTATION	Directly across the street from Grand Central Terminal and Subway Lines - 4, 5, 6, 7, S, B, D, F and V																																		
AMENITIES	Near Pershing Square, restaurant with new outdoor public seating, in building bank and gym																																		
ENERGY PERFORMANCE	Energy Star rated																																		