

OWNER	SL Green Realty Corp.	ELECTRIC CAPACITY	6 watts per square foot exclusive of Base Building HVAC available for tenants use.
MANAGER	SL Green Realty Corp.	TELECOM	Verizon and Nextera One
LOCATION	Entire west side block front between 44th and 45th Streets	LIFE SAFETY	350KW life safety generator, addressable Class "E" fire alarm system and fully sprinklered.
YEAR BUILT	1972	LOADING DOCK	Located on 44th Street with 3 bays, 6 lanes and a maximum height of 13'3".
BUILDING HEIGHT	57 floors	HVAC	Central Plant with two (2) 2,550 ton steam driven turbine chillers serving two (2) building zones and one (1) 1,400 ton electrical drive chiller. 125 tons of supplemental condenser water available for tenants use.
BUILDING SIZE	2,056,442 sq. ft.	BMS	Siemens Insight system Version 3.8 with Apogee operating system.
FLOOR LOADS	100 lbs. per sq. ft.	PARKING	386 car parking garage
FLOOR SIZES	FLOORS 2-7 28,700 sq. ft. – 59,000 sq. ft. FLOORS 8-10 25,123 sq. ft. – 32,000 sq. ft. FLOORS 11-33 32,300 sq. ft. – 33,300 sq. ft. FLOORS 34-53 33,799 sq. ft. – 34,979 sq. ft. FLOORS 54-57 Mechanical floors	TRANSPORTATION	Time Square location, close proximity to Port Authority Bus Terminal, Penn Station and Grand Central Terminal. Walking distance to 1,2,3,7,B,D,F,N,Q,R,S,V and W subway lines.
LOBBY	Lobby accessed via entrances at the corners of 44th and 45th Streets and Broadway		
FAÇADE	Glass and aluminum curtain wall with limestone panels		
CONSTRUCTION	Steel framework and spread footings on concrete foundation		
CEILING HEIGHT	11'8" slab-to-slab height		
COLUMN SPACING	Column-free floor plate		
RESTROOMS	Two restrooms on each floor with one ADA unisex restroom on each floor.		
SECURITY	Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis. Electronic turnstiles, messenger center and extensive CCTV coverage.		
ELEVATORS	29 passenger elevators, 2 freight cars, 1 dedicated ADA elevator.		