

BUILDING SPECS

LOCATION	42nd Street between 2nd and 3rd Avenue	
YEAR BUILT	1930-Tower; 1959- annex and low rise addition	
BUILDING SIZE	1,232,714 rsf	
BUILDING HEIGHT	Thirty-seven (37) Floors	
BUILDING CONSTRUCTION	Concrete-encased steel Facade: White and red glazed brick and mortar Lobby: Landmark lobby, including revolving 12' globe, display of weather instruments in elegant bronze	
FLOOR LAYOUT	Center core	
FLOOR SIZES	Floors 2-9	64,000 - 73,000 rsf
	Floors 10-14	50,000 rsf
	Floors 15-18	30,000 rsf
	Floors 19-33	13,000 rsf
	Floors 34-37	7,500-10,000 rsf
FLOOR LOADS	Floor 2	195 lbs per rsf
	Floors 3-6	165 lbs per rsf
	Floors 7-10	50 lbs per rsf
	Floor 11	220 lbs per rsf
	Floor 12	110 lbs per rsf
	Floors 13-14	210 lbs per rsf
	Floors 15-18	110 lbs per rsf
	Floor 19	100 lbs per rsf
	Floors 20-36	60 lbs per rsf
	Floor 37	75 lbs per rsf
COLUMN SPACING	24'	

ELEVATORS	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
HVAC/ SUPPLEMENTAL COOLING	Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm Supplemental condenser water available for tenant use 120/208-volt, three (3) phase service; electrical closet in floors 1-37
ELECTRIC	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
LIFE/SAFETY	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways
SECURITY/ACCESS	Messenger center on premises
TELECOM/CABLE	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3
TRANSPORTATION	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
AMENITIES	Espresso Bar, Club Champion