

# BUILDING SPECS

LOCATION	42nd Street between 2nd and 3rd Avenue	ELEVATORS	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
YEAR BUILT	1930-Tower; 1959- annex and low rise addition	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
BUILDING SIZE	1,232,714 rsf	ELECTRIC	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
BUILDING HEIGHT	Thirty-seven (37) Floors	LIFE/SAFETY	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways
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	SECURITY/ACCESS	Messenger center on premises
FLOOR LAYOUT	Center core	TELECOM/CABLE	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3
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	TRANSPORTATION	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
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	AMENITIES	Espresso Bar, Club Champion
COLUMN SPACING	24'		