

# 220E42NDST

THE NEWS BUILDING

BUILDING SPECIFICATIONS

<b>LOCATION</b>	42nd Street between 2nd and 3rd Avenue
<b>YEAR BUILT</b>	1930-Tower; 1959- annex and low rise addition
<b>BUILDING SIZE</b>	1,169,582 rsf
<b>BUILDING HEIGHT</b>	Thirty-seven (37) Floors
<b>BUILDING CONSTRUCTION</b>	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
<b>FLOOR LAYOUT</b>	Center core
<b>FLOOR SIZES</b>	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
<b>FLOOR LOADS</b>	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
<b>COLUMN SPACING</b>	24'
<b>ELEVATORS</b>	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
<b>HVAC/SUPPLEMENTAL</b>	Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm
<b>COOLING</b>	Supplemental condenser water available for tenant use
<b>ELECTRIC</b>	120/208-volt, three (3) phase service; electrical closet in floors 1-37
<b>LIFE/SAFETY</b>	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
<b>SECURITY/ACCESS</b>	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways Messenger center on premises
<b>TELECOM/CABLE</b>	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3 Wired Certified Silver
<b>TRANSPORTATION</b>	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
<b>AMENITIES</b>	Espresso Bar
<b>ENERGY PERFORMANCE</b>	Energy Star certification 2017 - 2020

