


























# BUILDING SPECIFICATIONS



	<b>Owner</b>	SL Green Realty Corp. and NYSTRS
	<b>Location</b>	Between 55th and 56th Streets
	<b>Architect</b>	Skidmore, Owings & Merrill LLP
	<b>Year Built</b>	1970, Renovated in 2022
	<b>Building Size</b>	1,547,243 Rentable Square Feet
	<b>Building Height</b>	Forty-seven (47) floors and two (2) below grade levels
	<b>Floor Layout</b>	Center core
	<b>Construction</b>	Steel frame with steel decking and lightweight concrete floor slabs. The core walls are poured concrete shear wall type with laminated sheet rock.
	<b>Windows</b>	The building features a sleek modern reflective glass curtain wall facade.
	<b>Floor Load</b>	FLOORS 2-18 75 lbs per square foot FLOORS 19-47 50 lbs per square foot
	<b>Elevators</b>	22 passenger elevators 3 freight elevators (2 from loading dock to basement, 1 from basement to all floors) All passenger elevators are fully modernized and equipped with state of the art Compass destination dispatch system.
	<b>Loading Dock</b>	Enclosed 4 bay loading dock located on 55th Street
	<b>Floor Size</b>	FLOOR 2-6 48,000 RSF FLOORS 7-47 30,000 - 33,000 RSF
	<b>Typical Slab Height</b>	Approximately 12'
	<b>Column Spacing</b>	Approximately 36' x 27'
	<b>Core to Window Spacing</b>	Min. 36', Max. 75'
	<b>Mullion Spacing</b>	Approximately 9'4"

	<b>HVAC</b>	A two-pipe heating and cooling system provides HVAC through high pressure perimeter induction units and is serviced by a VAV system on the interior. The building is centrally air conditioned by two 2,000 ton and one 1,000 ton chillers powered by Murray steam turbines. The 1,000 ton unit is used primarily under light load conditions. Over-time HVAC and supplemental condenser water are available.
	<b>Life/Safety</b>	Addressable Fire Alarm System. Building is fully sprinklered. 1,250 KW emergency generator supports all life/safety systems.
	<b>Cooling Tower</b>	Opportunity for a dedicated 400 ton supplemental condenser water tower
	<b>Generator</b>	Opportunity for exclusive use of 250 Kw generator
	<b>Electrical Distribution</b>	Served by five 2,500 KVA transformers. The distribution primary voltage is 440/265 three phase four wiresystem. Power voltage is also reduced at the floor electrical closets to provide for receptacle power. There are three electrical closets on floors 2-6 and two electrical closets on floors 7-47. On average there are 6 watts available per square foot. The system is serviced by buss duct risers allowing for flexibility in the distribution of electricity to specific areas throughout the building.
	<b>Telecom/Cable</b>	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber, Spectrum, and Verizon DAS for enhanced cellular service
	<b>Security</b>	Two (2) POEs (one (1) each on north and south side of building)  Uniformed security guards on a 24/7 basis. CCTV system, card access turnstiles and elevators (after hours), Visitor Management System and Messenger Center.
	<b>Building Retail</b>	PJ Clarke's Chase One Medical