




BUILDING SPECIFICATIONS

	Owner	SL Green Realty Corp. and NYSTRS
	Location	Between 55th and 56th Streets
	Architect	Skidmore, Owings & Merrill LLP
	Year Built	1970, Renovated in 2015
	Building Size	1,547,243 Rentable Square Feet
	Building Height	Forty-seven (47) floors and two (2) below grade levels
	Floor Layout	Center core
	Construction	Steel frame with steel decking and lightweight concrete floor slabs. The core walls are poured concrete shear wall type with laminated sheet rock.
	Windows	The building features a sleek modern reflective glass curtain wall facade.
	Floor Load	FLOORS 2-18 75 lbs per square foot FLOORS 19-47 50 lbs per square foot
	Elevators	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.
	Loading Dock	Enclosed 4 bay loading dock located on 55th Street
	Floor Size	FLOOR 2-6 48,000 RSF FLOORS 7-47 30,000 - 33,000 RSF
	Typical Slab Height	Approximately 12'
	Column Spacing	Approximately 36' x 27'
	Core to Window Spacing	Min. 36', Max. 75'
	Mullion Spacing	Approximately 9'4"

	HVAC	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. Overtime HVAC and supplemental condenser water are available.
	Life/Safety	Addressable Fire Alarm System. Building is fully sprinklered. 1,250 KW emergency generator supports all life/safety systems.
	Tenant Generator	Location for tenant generator available
	Electrical Distribution	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. Verizon, Verizon Business, Broadview, Spectrum and Cogent Communications. DAS for enhanced cellular service
	Telecom/Cable	Wired Certified Platinum Two (2) POEs (one (1) each on north and south side of building)
	Security	Uniformed security guards on a 24/7 basis. CCTV system, card access turnstiles and elevators (after hours), Visitor Management System and Messenger Center.
	Building Retail	PJ Clarke's Chase Tufenkian