

<b>LOCATION</b>	Full Block on West Side of Eighth Avenue Between 49th and 50th Streets																
<b>YEAR BUILT</b>	1989. Renovated in 2013																
<b>ARCHITECT</b>	Skidmore, Owings & Merrill, LLP - David Childs																
<b>BUILDING SIZE</b>	2,051,943 rsf																
<b>BUILDING HEIGHT</b>	Forty nine (49) floors																
<b>BUILDING CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>· Conventional structural steel beams and columns with reinforced concrete floor slabs</li> <li>· The exterior walls are finished with brick masonry veneer surrounding aluminum framed "punched" windows. The lower floors are finished with a granite veneer, and the Building's base includes precast concrete on tower corners and stone surrounding the large entrance openings</li> </ul>																
<b>FLOOR LAYOUT</b>	Center core																
<b>FLOOR LOAD</b>	50 lbs. psf																
<b>FLOOR SIZES</b>	<table border="0"> <tr> <td>Floor 2</td> <td>36,000 rsf</td> </tr> <tr> <td>Floor 4</td> <td>72,400 rsf</td> </tr> <tr> <td>Floors 5-6</td> <td>54,800 rsf</td> </tr> <tr> <td>Floors 7-14</td> <td>47,500 rsf</td> </tr> <tr> <td>Floors 15-19</td> <td>40,000 - 42,000 rsf</td> </tr> <tr> <td>Floors 20-47</td> <td>32,500 - 34,500 rsf</td> </tr> <tr> <td>Floor 48</td> <td>24,300 rsf</td> </tr> <tr> <td>Floor 49</td> <td>20,500 rsf</td> </tr> </table>	Floor 2	36,000 rsf	Floor 4	72,400 rsf	Floors 5-6	54,800 rsf	Floors 7-14	47,500 rsf	Floors 15-19	40,000 - 42,000 rsf	Floors 20-47	32,500 - 34,500 rsf	Floor 48	24,300 rsf	Floor 49	20,500 rsf
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<b>TYPICAL SLAB HEIGHTS</b>	13'																
<b>COLUMN SPACING</b>	Column free tower floors (20-49) Virtually column free base floors (2-19)																
<b>VERTICAL TRANSPORTATION</b>	Twenty two (22) destination dispatch passenger elevators, three (3) freight elevators and two (2) loading dock truck elevators Four (4) escalators Loading dock located on 50th Street																
<b>HVAC/SUPPLEMENTAL COOLING</b>	DX package AC units located on each non-Nomura floor. <ul style="list-style-type: none"> <li>• Floors 11-14 Two (2) 60-ton units</li> <li>• Floor 17 Two (2) 50-ton units</li> <li>• Floor 18 Two (2) 50-ton units</li> <li>• Floors 20-48 One (1) 60-ton units</li> <li>• Floor 49 One (1) 45-ton units</li> </ul> The heating system consists of high pressure utility company steam service.																
<b>ELECTRIC</b>	Six (6) 4,000 amp services at 277/480 volts Eight (8) watts/SF available for tenant use																
<b>LIFE/SAFETY</b>	Addressable Class E system Building is fully sprinklered																
<b>GENERATORS</b>	Emergency generator covering all life safety systems 400-425kW excess capacity available for tenant tie-in Location available for 1,000kW tenant generator																
<b>SECURITY/ACCESS</b>	Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis, electronic turnstiles, messenger center and extensive CCTV coverage																
<b>TELECOM/CABLE</b>	AT&T, Century Link, Cogent, Crown Castle/Lighttower, RCN, Spectrum, Verizon, Zayo Group Wired Certified Platinum DAS for enhanced cellular service																
<b>TRANSPORTATION</b>	Direct access to C & E subway lines																

