

## BUILDING SPECIFICATIONS

<b>LOCATION</b>	Entire west block front of Park Avenue between 40th and 41st Streets		
<b>YEAR BUILT</b>	1949, redeveloped 2008		
<b>ARCHITECT</b>	Kahn & Jacobs Building wide redevelopment completed in 2008 by Moed de Armas & Shannon		
<b>BUILDING SIZE</b>	907,000 rsf		
<b>BUILDING HEIGHT</b>	Thirty-six (36) 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>• New high efficiency windows; sleek glass curtain wall along Park Avenue frontage</li> <li>• Two-story atrium lobby featuring luminescent materials including fritted glass and Thassos stone walls with Cippollino Apuano marble floors</li> </ul>		
<b>FLOOR LAYOUT</b>	Center core floors		
<b>FLOOR LOAD</b>	50 lbs. psf		
<b>FLOOR SIZES</b>	<b>Floor 2</b> 38,313 rsf	<b>Floors 16-20</b> 16,385 – 27,825 rsf	
	<b>Floors 3-10</b> 43,041 – 45,245 rsf	<b>Floors 21-36</b> 10,570 – 10,985 rsf	
	<b>Floors 11-15</b> 31,971 – 40,139 rsf		
<b>TYPICAL SLAB HEIGHTS</b>	Typical: 11' 7" Floor 35:14'		
<b>COLUMN SPACING</b>	21' x 26'		
<b>ELEVATORS</b>	<p>Nineteen (19) passenger elevators, one (1) service elevator and one (1) loading dock elevator Loading dock located on 40th Street</p> <ul style="list-style-type: none"> <li>• Six (6) elevators serve floors 2-9</li> <li>• One (1) elevator serves Basement – 36 (Freight car)</li> <li>• Six (6) elevators serve floors 9-17</li> <li>• One (1) elevator serves Street level – Basement (Loading Dock lift)</li> <li>• Six (6) elevators serve floors 17-34</li> </ul>		

### HVAC/SUPPLEMENTAL COOLING

#### Floors 2-20:

- Central chilled water system with fans typically located on every other floor providing VAV distribution
- Perimeter served by induction units

#### Floors 21-36:

- Dedicated water-cooled DX units
- Fan powered VAV distribution
- Hot water heating coils serve perimeter zone
- Supplemental condenser water is available for tenant use
- Operating hours are Monday-Friday 8:00am-6:00pm

### ELECTRIC

Five (5) 4,000 amp services at 120/208 volts  
Three (3) services fed from 40th Street and two services fed from 41st Street  
Up to eight (8) watts per sq. ft. available for tenant use

### LIFE/SAFETY

Addressable Class E system  
Building is fully sprinklered  
Emergency generator covering all life safety systems  
Tenant Generator: Location available on 21st floor roof

### SECURITY/ACCESS

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

### TELECOM/CABLE

- Verizon, AT&T, Broadview, Cogent Communications, Crown Castle/Lightower, Spectrum
- Wired Certified Gold
- DAS for enhanced cell phone service

### TRANSPORTATION

Close proximity to Grand Central Terminal

### AWARDS

BOMA Award for "International Building of the Year," BOMA Pinnacle Award for "Best Building Renovation of the Year" BOMA Middle Atlantic Regional Award for "Best Building Renovation of the Year" energy performance  
Energy Star rated, LEED Gold

