

LOCATION	Lexington Avenue between 46th Street and 47th Street
YEAR BUILT	1956
ARCHITECT	Emery Roth & Sons
BUILDING SIZE	941,897 rsf
BUILDING HEIGHT	Thirty-two (32) Floors, plus Basement and Mezzanine
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Double-paned tinted glass vision panels with black opaque spandrel panels Lobby: Two-story lobby atrium with LED lighting features, white marble floors, back-lit white glass panels and a gray granite lobby desk that leads to marble-clad elevator banks banded in steel
FLOOR SIZES	Floors 2-4: Approximately 55,000 rsf Floors 5-11: Approximately 45,000 rsf Floors 12-14: Approximately 38,000 rsf Floor 15: Approximately 33,000 rsf Floors 16-19: Approximately 28,000 rsf Floors 20-31: Approximately 14,000 rsf Floor 32: Approximately 9,000 rsf
TYPICAL SLAB HEIGHTS	Floors 2-10: 11' Floor 11: 11'6" Floor 12&14: 11' Floor 15: 11'6" Floors 16-18: 11' Floors 19-31: 11'6" Floor 32: 15'2"
COLUMN SPACING	Typical column bays of 19' x 19'
ELEVATORS	Seventeen (17) passenger elevators, two (2) manually operated service elevators and one (1) loading dock elevator Elevator cabs and mechanicals were upgraded in 2018 and converted to destination dispatch
HVAC/SUPPLEMENTAL COOLING	Hours of service: M-F 8am-8pm & Sat. 8am-1pm, air conditioning provided by two (2) 1,100-ton York steam turbine chillers, condenser water supplied to tenants, Fresh air provided by air-handling units: Floors 2-4: 3 AHU per floor Floors 5-19: 2 AHU per floor Floors 20-21: 1 AHU per floor Floors 22-32: 2 AHU per floor
ELECTRIC	Six (6) 4,000-amp services at 120/208 volts; 8.8 watts psf available for tenant use; separate electrical closets located on each floor
LIFE/SAFETY	Pyrotechnics MXL Class E System; building fully sprinklered; emergency generator backs up all life safety systems Generator: Location available for tenant back-up generator
SECURITY/ACCESS	24/7 attended lobby; camera surveillance covers lobby, elevators, loading dock, entrance ways and other public areas; messenger center and attended loading dock
TELECOM/CABLE	AT&T, CenturyLink, Cogent, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Verizon Enterprise Solutions and Zayo. Wired Certified Gold
TRANSPORTATION	Easy access to all transportation including Grand Central Terminal and multiple subway lines including 4, 5, 6, 7, E, M & S
AMENITIES	Inter-connected lobby to 750 Third Avenue, direct lobby access to Blackwell's restaurant, Duane Reade, and an on-site 50-capacity bike room Other retail amenities include Soul Cycle, Gregory's Coffee, and Bright Horizons Parking: Two-level, in-building 100-car garage managed by Icon/QuikPark
ENERGY PERFORMANCE	2021 Energy Star rated, Leed Gold V.4

