

BUILDING SPECIFICATIONS

Owner	SL Green Realty Corp.
Location	53rd to 54th Streets on the east side of Third Avenue
Architect	Philip Johnson & John Burgee
Year Built	1986
Year Renovated	Renovations to commence 2021
Building Size	635,800 RSF
Building Height	34 stories
Floor Layout	Modified Side Core
Construction	The building's foundation consists of spread footings on 20-ton rock, poured concrete foundation walls and a structural steel frame with spray on fireproofing per code (non-ACM). The floor slabs are 2 1/2" concrete over 3" Q decking. The building's exterior is comprised of faceted, alternating horizontal bands of polished and flame finished Imperial Red granite from Sweden, stainless steel and glass. All window framing is off-white aluminum, both internally and externally.
Floor Plates	Floors 3-9: 25,000 +/- RSF Floors 10-18: 19,000 +/- RSF Floors 19-26: 16,000 +/- RSF Floors 27-34: 14,000 +/- RSF
Slab Height	12' 2" Slab-to-slab
Elevators	New destination dispatch elevator mechanical systems and new elevator cars to be installed commencing in 2021 4 Low Rise: L-13 4 Mid Rise: L, 14-26 3 High Rise: L, 27-34 1 Freight: Lower Levels 1 & 2 and Loading Dock 2 Lower Level: Lobby, Lower Levels 1 & 2

Loading Dock	One dock located on 54th Street can accommodate delivery vehicles of up to 20 feet.
Lobby/Entrance	A new lobby will be constructed commencing in 2021. There is currently a two-story high elliptical lobby with surrounding curtain wall of floor-to-ceiling windows, segmented by bands of stone and stainless steel.
Windows	Windows throughout the Building are 3/4' insulating glass units with an outer pane of solar gray glass and an inner pane of clear glass.
Floor Load	50 lbs psf live load and 20 lbs psf dead load
HVAC: Air Handling System	The basic air handling system consists of horizontal draw - through type air handling units with replaceable media filter banks, chilled water cooling coils, air distribution devices and constant air volume (CAV) fan-powered terminal devices. Heating for exterior zones is provided by hot water heating coils mounted in the CAV fan-powered terminal devices. Individual room thermostats - which are located in every CAV zone - control each terminal device.
Distribution System	Each office floor is separated into a particular number of air conditioning zones, each served by a separate CAV fan-powered terminal device. The number of temperature zones per floor varies according to floor size; this system has the capability to provide a tenant with additional zones by adding or rearranging the fan-powered devices on that floor.
Chilled Water	There are 3 Trane Centravac centrifugal refrigeration machines, two 600-ton units and one 300-ton unit provide the air handlers with chilled water. Temperatures and pressures are controlled through the Building Management System (BMS). Condenser water is available at the riser in each air handling unit room for the tenant's use.



BUILDING SPECIFICATIONS CONTINUED

Electric	The electric service is supplied through individual primary circuits from Con Ed's electrical network to vault type transformers located in the basement transformer vault. Bus ducts from the transformers service the main switchboards with 277/480 volt, three-phase, 4-wire electrical power. The main switchgear includes fusible power switches with high capacity current limiting fuses, single-phase protection and ground fault protection on the bus riser system.
Generator	One Emergency Diesel Generator is located on Lower Level 1. The generator is a Caterpillar SR4 model rated at 500Kw with a fuel capacity of 275 gallons. The generator powers a variety of building systems in the event of power loss, including emergency lighting, one elevator in each bank in addition to the freight, water pumps, the BMS and the PMO telephone system.
Life Safety	A new Class E System will be installed commencing in 2021. The building is full sprinklered and equipped with a computer-controlled emergency life safety system that monitors smoke detectors, water flow devices and manual pull stations. Fully-addressable BRD - Firecom Class E system.

Security/Access	A 24 hours, 7 days a week, staffed lobby security console provides closed circuit television surveillance systems. There are two security turnstiles in each of the three elevator banks.
Telecom/Cable	Verizon, Cogent, Level 3, Cablevision & Lightpath
Transportation	Direct subway access from just outside the building provides connections to Grand Central Terminal, Penn Station and Port Authority Bus Terminal.
Amenities	Town Hall conference space; fitness center; bike room; Wolfgang's Steakhouse on-site.

