

BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	
BUILDING SIZE	765,000 rsf	
BUILDING HEIGHT	Forty-one (41) Floors	
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	
ARCHITECT	Kahn & Jacobs	
FLOOR LAYOUT	Side core	
FLOOR SIZES	Floors 2-14	22,437 rsf
	Floors 17-41	17,320 rsf
FLOOR LOADS	50-100 lbs per sf	
TYPICAL SLAB HEIGHTS	11'8"	
COLUMN SPACING	21' to 26'	
ELEVATORS	Twelve (12) passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42 Destination dispatch elevators currently underway	
HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm	
ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use	
LIFE/SAFETY	Addressable Class E System: Building is fully sprinklered Emergency generator backs up all life-safety systems	
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby	
TELECOM/CABLE	Verizon, AT&T, Broadview, Cogent, Crown Castle/Lightower, Zayo, Spectrum Wired Certified Platinum DAS for enhanced cell phone service	
TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops	
AMENITIES	Conference Center Available 200-car garage located in building Direct access to on-site parking garage	

BUILDING PERFORMANCE

LEED Silver

