

# BUILDING SPECIFICATIONS

**LOCATION** South Eastern corner of Sixth Avenue on 55th Street

**YEAR BUILT | RENOVATED** 1966 | 2017-2018

**ARCHITECT** Emery Roth & Sons

**BUILDING SIZE** 599,695 rsf

**BUILDING HEIGHTS** Thirty-five (35) floors, plus basement & sub-basement

**BUILDING CONSTRUCTION** Glass and steel  
Facade: Glass, marble and aluminum  
Plaza: Renovated in February 2000

**FLOOR LAYOUT** Center Core - Base Floors, Size Core - Twenty (20) Floors

<b>FLOOR SIZES</b>	Floors 2	25,088 rsf
	Floors 3-6	24,833 rsf
	Floors 7-10	24,706 rsf
	Floor 11	23,861 rsf
	Floor 12	8,418 rsf
	Floor 14	19,329 rsf
	Floor 15	19,308 rsf
	Floors 16-18	12,809 rsf
	Floors 19-23	12,927 rsf
	Floor 24	24,462 rsf
	Floor 25	13,065 rsf
	Floor 26	13,459 rsf
	Floors 27-28	13,436 rsf
	Floors 29	13,331 rsf
	Floors 30-34	13,284 rsf
	Floor 35	5,345 rsf

**TYPICAL SLAB HEIGHTS** 11' 6"

**COLUMN SPACING** 19' to 22'

**ELEVATORS** Newly renovated cabs and mechanicals  
Eleven (11) passenger elevator,  
one (1) freight elevator  
Loading dock located on 54th Street

**HVAC/SUPPLEMENTAL COOLING** Two (2) 850-ton Trane Horizon absorption chillers; BMS coupled with VFDs

**ELECTRIC** 277/480 volt, 12,000 amps and  
six (6) watts per usf

**LIFE/SAFETY** Up to six (6) watts per sq. ft.  
available for tenant use  
600 kw emergency generator for life safety;  
fully addressable Class E System, fully  
sprinkled

**SECURITY/ACCESS**

- Coordinated program of controlled electronic access
- Electronic surveillance and uniformed security guards on a 24/7 basis
- Electronic turnstiles and messenger service

**TELECOM/CABLE** AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream  
Wired Certified Platinum, DAS

**TRANSPORTATION** Close proximity N, Q, R, B, D, E, F, M  
Subway lines

**AMENITIES** 99 car in-building garage with 54th and  
55th Street entrances  
In building restaurant, lobby screening room