

BUILDING SPECIFICATION

LOCATION	Southwest corner of the intersection of Park Avenue and East 57th Street																
YEAR BUILT	1972, Renovated in 2003-2006																
ARCHITECT	Emery Roth & Sons																
BUILDING SIZE	338,451 RSF																
BUILDING HEIGHT	407' ; 33 Stories with two below ground levels																
BUILDING CONSTRUCTION	<ul style="list-style-type: none">• Composed of steel frame & concrete slab with black aluminum, black Andes granite and tinted glass curtain wall system.• Foundation is combination of poured reinforced columns, beams and slabs.• Floors consist of structural concrete slab and are by steel beams and columns.• The windows are metal frame single pane, non- operable and tinted with weather stripping.																
FLOOR SIZES	<table><thead><tr><th colspan="2">Typical Square Footage*</th></tr></thead><tbody><tr><td>Floors 18-33</td><td>10,800</td></tr><tr><td>Floors 3-15</td><td>10,300</td></tr><tr><td>Mezzanine</td><td>7,461</td></tr><tr><td>Floor 2</td><td>7,601</td></tr><tr><td>Ground</td><td>6,226</td></tr><tr><td>Basement</td><td>3,877</td></tr><tr><td>Sub-Basement</td><td>9,389</td></tr></tbody></table>	Typical Square Footage*		Floors 18-33	10,800	Floors 3-15	10,300	Mezzanine	7,461	Floor 2	7,601	Ground	6,226	Basement	3,877	Sub-Basement	9,389
Typical Square Footage*																	
Floors 18-33	10,800																
Floors 3-15	10,300																
Mezzanine	7,461																
Floor 2	7,601																
Ground	6,226																
Basement	3,877																
Sub-Basement	9,389																
CEILING HEIGHTS	Typical: 11'6" slab-to-slab Ground: 14' 2" slab-to-slab Floor 2 / 2 Mezz: 20'6" slab-to-slab																
FLOOR LOADS	Typical: 50 pounds per square foot																
ELEVATORS	Six (6) passenger cars, one (1) freight elevator car, one (1) hydro freight																

Freight entrance is located on 57th Street between Park Avenue and Madison Avenue.

HVAC

One 1,700-ton four-cell Marley cooling tower (425 ton/cell) is mounted at the tower roof and supplies a condenser water loop to two 550-ton York double-stage absorption chillers located on the 16th floor.

Operating hours are Monday-Friday 8:00 AM - 8:00 PM

SUPPLEMENTAL COOLING

Condenser water available for tenant supplemental air conditioning.

ELECTRIC

- Building service enters on 57th Street via ConEd vault
- 4,000-amp, 480/277-volt, 3-phase, and 4-wire switchboard which feed smaller distribution panels located in electrical closets on every floor.
- Approximately six (6) watts per square foot (exclusive of base building (HVAC) is allocated for tenant use. Typical tenant service consists of a combination of 277/480- and 120/208-volt, three-phase, four-wire. Dry-type step down transformers covert power to 120/208-volt service.

LIFE/ SAFETY

Fully sprinklered; addressable Class E system

TELECOM

- POE (57th Street Basement)
- M2nGage Telecoms II
- Crown Castle Fiber LLC
- CablevisionLightpath
- Level 3 Communications

SECURITY/ACCESS

- Access Control System integrated with turnstiles and elevators
- The building security desk is manned 24 hours a day, 7 days a week
- DVR video surveillance and 22 cameras upgraded in 2018