

BUILDING SPECIFICATIONS

LOCATION	Entire East block of Park Avenue between 46th and 47th Streets	
YEAR BUILT	1967	
ARCHITECT	Shreve Lamb & Harmon Associated	
BUILDING SIZE	1,754,500 rentable square feet (Approx.)	
BUILDING HEIGHT	Forty-five (45) Floors	
BUILDING CONSTRUCTION	• Glazed brick, glass, and steel • Lobby consists of white marble walls and flooring, fluted brass panels, and Anigre wood walls and ceiling • Outdoor plaza consists of Nordic red granite pavers	
FLOOR SIZES	<i>Floors 2-5</i> <i>Floors 7-44</i> <i>Floor 6+45</i>	Approximately 76,000 RSF Approximately 36,00 RSF - 38,000 RSF Mechanical floor
TYPICAL SLAB HEIGHTS	<i>Lobby</i> <i>Floors 2-4</i> <i>Floor 5</i> <i>Floors 7-43</i> <i>Floor 44</i>	23’ 14’ 15’ 12’6’’ 15’
ELEVATORS	• 30 passenger elevators, 2 freight elevators • 2 loading bays located on 46th Street (Max truck height is 11’9”, length is 70’)	



245 PARK AVENUE

HVAC / SUPPLEMENTAL COOLING	• Standard Hours of Operation: 8:00 AM to 6:00 PM, M–F / 8:00 AM to 1:00 PM, Saturday. • Air distribution system incorporated variable air volume boxes to share interior areas and constant volume perimeter • Induction units to serve offices along the exterior walls. • Chilled water for air conditioning is generated on site by energy efficient centrifugal chillers. • Perimeter areas are cooled by either direct chilled water injection or chilled water/heat exchangers in isolated loops. • Heat is supplied by high-pressure utility steam. Steam is distributed to preheat coils for the interior system, to secondary water loop heaters for the perimeter induction units and the hot water radiation systems.	
ELECTRIC	• Building standard power consists of 6 watts per usable SQ. FT., connected load, provided by ConEd. • Six high voltage service feeds access the building through 46th and 47th Streets	
FLOOR LOAD CAPACITY	<i>Floors 2-44</i> <i>Lobby Level</i> <i>Mechanical Floors</i>	100 LBS. SF 100 LBS. SF 300 LBS. SF
LIFE / SAFETY	• All floors are sprinklered • Emergency generator covering all base building life safety systems	
GENERATOR	Approximately 600 KW of back-up diesel generated power for Tenant tie-in. Fuel tank located in lower level.	
SECURITY ACCESS	24/7 attended lobby with full access control and video camera security	
TELECOM	Verizon (copper/fiber); Cogent (fiber); Level 3 (fiber); Zayo (fiber); Lightpath (fiber); Lighttower (fiber); Spectrum (coax and fiber); Verizon Enterprise (fiber); AT&T (fiber) Wired Certified Platinum	
TRANSPORATION	Direct access to Grand Central Terminal through Northern passage	
SUSTAINABILITY	LEED Gold Certification	