

# BUILDING SPECIFICATIONS



|                 |                                                                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER/MANAGER   | SL Green Realty Corp.                                                                                                                                                                                               |
| LOCATION        | Entire west side block of Third Avenue between 49th and 50th street                                                                                                                                                 |
| YEAR BUILT      | 1973                                                                                                                                                                                                                |
| ARCHITECT       | Emory Roth and Sons                                                                                                                                                                                                 |
| BUILDING SIZE   | 565,983 sq feet 140' x 200'10"                                                                                                                                                                                      |
| BUILDING HEIGHT | 41 stories, 574' 1"                                                                                                                                                                                                 |
| FLOOR SIZES     | Floors 2-13 Approx 20,010 rsf<br>Floors 15-27 Approx 11,300 rsf<br>Floors 28-40 Approx 11,860 rsf                                                                                                                   |
| LOBBY           | Bronzed aluminum cladding, marble floors, marble and wood walls, trimmed with bronzed brass, polished brass accents, marble front desk, retail spaces                                                               |
| CONSTRUCTION    | Conventional reinforced concrete with steel columns and beams Class 1 Fireproof                                                                                                                                     |
| FAÇADE          | Bronze glass with Aluminum panels                                                                                                                                                                                   |
| CEILING HEIGHT  | Approximately 12'                                                                                                                                                                                                   |
| SECURITY        | 24/7 Attended lobby, camera surveillance in lobby; building exterior, loading dock, entrance ways, elevators, and other public areas. Lobby entrances equipped with security card access turnstiles, guards on duty |

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ELEVATORS         | 11 passenger elevators and 1 freight service elevator                                                                                                                                                                                    |
| ELECTRIC CAPACITY | Three 4,000 amp services at 277/480 volts and one new 2,000 amp service. Total building electric capacity: 14,000 amps. Additional 200 amp 120/277 volt services per tenant, sub-metered                                                 |
| TELECOM           | Wired Certified Gold+. Providers include: Time Warner/ Spectrum, Verizon, Cablevision, Cogent, Signal Point, Metro Optical, Megapath, XO Communications, Coax Broadband, Towerstream.                                                    |
| HVAC              | Air conditioning provided by two 875 Ton Carrier 17CA machines rated at 855hp each and one plate exchanger, constant volume system consisting of 195,225 interior CFM output and 121,350 perimeter CFM output, perimeter induction units |
| LIFE SAFETY       | Notifier Class "E" System, fire command system monitored 24/7, building fully sprinklered, two stairwells each with a standpipe, two hose racks and two fire extinguishers per floor                                                     |
| TRANSPORTATION    | Steps from Grand Central Terminal, subway and bus access.                                                                                                                                                                                |
| COLUMN SPACING    | Typical column bay depths range from 20'-22'                                                                                                                                                                                             |

