





# BUILDING SPECIFICATIONS

<b>LOCATION</b>	West of Park Avenue, between 55th and 56th Street
<b>YEAR BUILT</b>	1986 (completed)
<b>ARCHITECT</b>	Murphy/Jahn Architects
<b>BUILDING SIZE</b>	618,095 RSF
<b>BUILDING CONSTRUCTION</b>	<p><b>Structure:</b></p> <ul style="list-style-type: none"> <li>Steel-framed structure with reinforced concrete foundation.</li> <li>Concrete slabs on composite metal deck supported by steel beams and columns.</li> </ul> <p><b>Exterior Facade:</b></p> <ul style="list-style-type: none"> <li>Curtain walls with aluminum and glass, polished Indian red and impala black granite panels, EIFS cladding, and aluminum trim.</li> </ul> <p><b>Roof:</b></p> <ul style="list-style-type: none"> <li>Sloped glazed roofs at top; low-sloped modified bitumen roof with concrete pavers above 37th floor.</li> <li>Setback roofs at 28th, 18th, 6th, and 2nd floors.</li> <li>Courtyard roof installed in 2017.</li> </ul> <p><b>Lobby/ Interiors:</b></p> <ul style="list-style-type: none"> <li>Modernized lobby featuring stone, wood, and gypsum finishes, electronic destination dispatch system, and access to amenities.</li> <li>Tenant spaces include painted gypsum walls, acoustic ceilings, and carpet/tile floors.</li> </ul>
<b>FLOOR SIZES</b>	Typical floor plates range 14,901 – 21,428 RSF
<b>FLOOR LOADS</b>	<ul style="list-style-type: none"> <li>Floors 3–36: 50 lbs</li> <li>Floor 1-2: 100 lbs</li> <li>Mezzanine: 50 lbs</li> <li>Cellar: 100 lbs</li> </ul>
<b>TYPICAL SLAB HEIGHTS</b>	<ul style="list-style-type: none"> <li>Lobby: 29'7"</li> <li>Floors 3–35: 12'9"</li> </ul>
<b>ELEVATORS</b>	Total 16 base building elevators, all modernized in 2018 with destination dispatch controls, plus 1 tenant shuttle.

<b>ELECTRICAL</b>	Four 4,000-amp switchgears, copper busduct distribution, submetered. Dry-type transformers reduce 480V to 120/208V for tenant use. Two diesel 500-kW generators provide emergency and tenant standby power.
<b>HVAC/ SUPPLEMENTAL COOLING</b>	<ul style="list-style-type: none"> <li>HVAC Hours: Mon - Fri 7:00 AM - 7:00 PM</li> <li>Floor-by-floor self-contained water-cooled SCUs (42-ton typical).</li> <li>3-cell induced-draft cooling tower (2,250-ton rooftop).</li> <li>Hot water perimeter radiation via Con Edison steam (two shell &amp; tube exchangers in C2 MER).</li> <li>BACnet DDC system with web-based monitoring and pneumatic controls on select equipment.</li> <li>Supplemental SCUs (3–25 tons) for café, gym, amenity, and back-of-house spaces.</li> <li>Two hot water circulation pumps (650 GPM, 30 HP, VFD).</li> <li>Three condenser water pumps (2,650 GPM, 150 HP each).</li> <li>Sidestream filtration and chemical treatment systems (PH MER).</li> </ul>
<b>LIFE/SAFETY</b>	<ul style="list-style-type: none"> <li>Fully sprinklered wet-pipe system with multiple fire pumps (automatic, manual, booster, jockey).</li> <li>Fire alarm system modernized in 2013 (Honeywell Gamewell E3). Pressurized stairwells with photoluminescent markings.</li> </ul>
<b>SECURITY /ACCESS</b>	Security staff on site 24/7; Tenant access 24/7 attended lobby with keycard access system and turnstiles, CCTV with 50 cameras, uniformed fire safety staff.
<b>TELECOM/CABLE</b>	<p>Multiple fiber providers: Verizon, Spectrum, Lighttower, Cogent, AT&amp;T, Level 3; rooftop fixed wireless also available.</p> <p>Wired Certified Platinum</p>
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>The Club, a 20,000 sq ft amenity space that includes a wellness and fitness center, daily curated grab-and-go food service, recreation lounge, and conference center.</li> <li>Landscaped public plaza on 55th Street</li> <li>Michelin two star rated restaurant (Aquavit)</li> </ul>
<div>     </div>	