

BUILDING SPECIFICATIONS

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

ELECTRICAL	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.
HVAC/ SUPPLEMENTAL COOLING	<ul style="list-style-type: none"> HVAC Hours: Mon - Fri 7:00 AM - 7:00 PM Floor-by-floor self-contained water-cooled SCUs (42-ton typical). 3-cell induced-draft cooling tower (2,250-ton rooftop). Hot water perimeter radiation via Con Edison steam (two shell & tube exchangers in C2 MER). BACnet DDC system with web-based monitoring and pneumatic controls on select equipment. Supplemental SCUs (3–25 t 'on) for café, gym, amenity, and back-of-house spaces. Two hot water circulation pumps (650 GPM, 30 HP, VFD). Three condenser water pumps (2,650 GPM, 150 HP each). Sidestream filtration and chemical treatment systems (PH MER).
LIFE/SAFETY	<ul style="list-style-type: none"> Fully sprinklered wet-pipe system with multiple fire pumps (automatic, manual, booster, jockey). Fire alarm system modernized in 2013 (Honeywell Gamewell E3). Pressurized stairwells with photoluminescent markings.
SECURITY /ACCESS	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.
TELECOM/CABLE	Multiple fiber providers: Verizon, Spectrum, Lightower, Cogent, AT&T, Level 3; rooftop fixed wireless also available.
AMENITIES	<p>Wired Certified Platinum</p> <ul style="list-style-type: none"> 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. Landscaped public plaza on 55th Street Michelin two star rated restaurant (Aquavit)



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