INFLUENCING
BUILDING AMENITIES

ENGAGE
Tenant engagement program including in-building yoga classes, coffee bar pop-ups, and access to specialized speaker events

CONNECT
On-site management with internet-based tenant work order system and visitor processing system

ACTIVATE
Cosmetic lobby upgrades with new lighting, artwork, furnishings, and tenant programming

MEET
Conference and gathering space available to tenants on a first-come, first-serve basis
Meeting space for up to 20 people
Coffee bar and designated area for in-room catering
Uniquely modern and yet classic, Midtown Manhattan offers a world class environment with a blend of intimate dining and shopping experiences. Whether you like to rejuvenate with a green smoothie or celebrate with a Wagyu steak, there’s something for everyone.
An epicenter all its own, Midtown Manhattan is where the local harmonizes with the global. With sophistication at every turn, discover in real-time the surge of ideas and ambitions inspired by this historic and avant-garde neighborhood.
PROPERTY SPECIFICATIONS SUMMARY

PROPERTY FEATURES

- 525,825 total square feet
- 40 floors
- Typical floor plates size ranging from: 10,400 – 16,550 square feet
- Newly designed plaza paved in rich granite
- Sophisticated lobby featuring marble, granite, and satin bronze finishes
- Expansive views of Central Park and the Hudson River from top floors
- On-site property management
- Offers immediate accessibility to bus line and metro/subway
- New facade, entry, lobby and elevator cabs repositioned by Gensler and Moed de Armas & Shannon.

CEILING HEIGHTS
Slab-to-Slab- 10’ 10” 1/2 Slab-to-Beam- 9’ 9” 1/2

FLOOR LOADS
50 lbs. psf live load for tenant floors

BUILDING ACCESS
24 hours/7 days - dedicated reception service

HVAC HOURS
Monday-Friday 7am - 7pm; Saturday 8am - 1pm

SECURITY
Uniformed security guards control the concierge desk 24 hours a day, 7 days a week

ELECTRICAL
6 watts per usf demand load exclusive of base building air conditioning

EMERGENCY POWER
One 1,200 kilowatt diesel powered generator for fire and life safety, and base building back up

PARKING
Parking garage with valet attendants, accommodates approximately 225 cars
ELEVATORS
- 3 low-rise Passenger Cars
- 3 mid-rise Passenger Cars
- 4 high-rise Passenger Cars
- 1 Freight Car serves Cellar through Floor 41

PARKING GARAGE
Three (3) below-ground parking levels with valet parking accommodate approximately 225 cars. Access from ramps on West 53rd and West 54th Streets

HEATING
Con Edison steam. Perimeter induction units can be controlled by individual thermostats located in all perimeter offices

ADDITIONAL BILLABLE SERVICES
Summer - Over time A/C $450.00 per hour per zone
Winter - Over time Heat $260.00 per hour per zone

SUPPLEMENTAL HVAC
A 215-ton Evapco cooling tower and a 225-ton Marley tower, located on the 15th floor setback, can provide condenser water for tenant supplemental air conditioning on a 24 hour/365 days per year basis. Tenant may purchase available condenser water at standard building rates.

TELECOM
All floors have access to the building’s fiber optics. The current telecommunication are Cogent, AT&T, Verizon FiOS, Spectrum, Century Link, and Zayo. Incoming service is at the cellar level with one (1) closet provided on each tenant floor. Spectrum TV is the cable provider.

HVAC
The building is cooled by a central chilled water plant that includes two (2) York 900-ton high pressure steam turbine driven chillers located in the main mechanical room on the 41st floor. One (1), two (2) cell Marley 1800-ton induced draft cooling tower serves this equipment. Constant-flow air handlers, located on the 15th and 41st floors, supply conditioned air to all floors. Chilled water is circulated into two loop systems that serve the perimeter induction units of the building. These perimeter units have their own thermostats that control each office individually.
AVAILABILITIES

FLOOR 36 - 3,791 RSF
FLOOR 35 - 4,739 RSF
FLOOR 34 - 4,118 RSF
FLOOR 30 - 5,836 RSF
FLOOR 29 - 6,314 / 4,087 RSF
FLOOR 27 - 4,669 RSF
FLOOR 24 - 5,875 RSF
27TH FLOOR
SUITE A
TOWER PREBUILT

Modified using a Gensler-designed palette

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Quantity</th>
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</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>3</td>
</tr>
<tr>
<td>Executive Office</td>
<td>1</td>
</tr>
<tr>
<td>Conference Room</td>
<td>2</td>
</tr>
<tr>
<td>Work Stations</td>
<td>4</td>
</tr>
<tr>
<td>Work Benches</td>
<td>8</td>
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<tr>
<td>Pantry/Copy Area</td>
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<tr>
<td>IT Room</td>
<td>1</td>
</tr>
<tr>
<td>Closet/Storage</td>
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</tr>
<tr>
<td>Reception</td>
<td>1</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>16</strong></td>
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</tbody>
</table>

SUITE A 4,669 RSF
29TH FLOOR
SUITE A
TOWER PREBUILT

Brand new
Gensler-designed
prebuilt
29TH FLOOR

SUITE B
TOWER PREBUILT

Brand new
Gensler-designed
prebuilt

Private Offices: 3
Conference Room: 1
Work Stations: 16
Pantry: 1
Storage Closet: 1
Copy Area: 1
Server Room: 1
Reception: 1

TOTAL: 19

TOTAL RSF/PERSON: 211
30TH FLOOR
SUITE B
TOWER PREBUILT

New traditional prebuilt

SUITE B  5,836 RSF

<table>
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<tr>
<td>Work Stations</td>
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<td>Copy Area</td>
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<td>Server Room</td>
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<tr>
<td>Reception</td>
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</tbody>
</table>

TOTAL  39

AVENUE OF THE AMERICAS
WEST 54TH STREET
WEST 53RD STREET
Gensler designed customizable space

34TH FLOOR
SUITE C
TOWER PREBUILT

SUITE C  4,118 RSF
- Private Office  2
- Two-Person Office  1
- Conference Room  1
- Huddle Room  1
- Workbenches  14
- Copy Area  1
- Server Room  1
- Pantry  1
- Closet/Storage  1
- Reception  1

TOTAL  18

4,118 RSF

Private Office
Two-Person Office
Conference Room
Huddle Room
Workbenches
Copy Area
Server Room
Pantry
Closet/Storage
Reception

TOTAL

4,118 RSF
35TH FLOOR
SUITE B
TOWER PREBUILT

New design palette by Gensler

SUITE B 4,739 RSF

<table>
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<tr>
<td>Work Stations Room</td>
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<td>Copy Area</td>
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<tr>
<td>Server Room</td>
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<tr>
<td>Reception</td>
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</tbody>
</table>

TOTAL 20
SUITE C
3,791 RSF

- Private Offices: 2
- Conference Room: 1
- Work Stations: 13
- Copy Area: 1
- Pantry: 1
- Server Room: 1
- Closet/Storage: 2
- Reception: 1

TOTAL: 16