



TECHNICAL SPECIFICATIONS

HEIGHT: 40 Stories

FLOOR SIZES: 10,400 rsf to 16,400 rsf

TOTAL BUILDING AREA: 525,825 rsf

YEAR BUILT: 1965

ARCHITECT: Emery Roth & Sons Architects

YEAR RENOVATED: 2007

RENOVATION ARCHITECTS:

Gensler Architects /
Moed deArmas & Shannon Architects

CONSTRUCTION:

Structural Steel Frame and Concrete Slabs.
Façade is glazed glass and aluminum curtain wall.

CEILING HEIGHTS:

Slab-to-Slab - 10'10". Slab-to-Beam - 9'9"

FLOOR LOADS:

50 lbs. psf live load for tenant floors

BUILDING ACCESS:

24 hours/7 days.
Full-time uniformed concierge.

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 connected 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.

HVAC:

Central chilled water plant that includes two (2) York 900-ton high pressure Steam Driven Turbines located in the main mechanical room on the 41st floor.

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.

HEATING:

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

TELECOM:

All floors have access to the buildings fiber optics. The current telecommunication provider is AT&T and AboveNet. Incoming service is at the cellar level with one (1) closet provided on each tenant floor. Time Warner is our cable provider.

ELEVATORS:

Passenger Lobby: 2-10 3 cars
Lobby: 10-20 3 cars | Lobby: 21-40 4 cars
Freight: Concourse-41 1 car

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.

AMENITIES:

On-Site Management Internet based tenant work order system and visitor processing system.