

SPECIFICATIONS

BUILT	1920 (Under Renovation)
HEIGHT	<ul style="list-style-type: none"> • 19-story building • 17 stories existing • 2-story glass enclosed penthouse with useable terrace area
BUILDING SIZE	Approximately 710,000 RSF, 675,000 existing, 35,000 addition
FLOOR SIZES	Cellar: Approximately 16,400 RSF 1: Approximately 20,800 RSF 2–16: Approximately 43,500 RSF 17: Approximately 29,000 RSF 18: Approximately 16,800 RSF 19: Approximately 17,900 RSF
BUILDING RENOVATION	<ul style="list-style-type: none"> • New double height and expanded lobby • Window replacement • New HVAC systems (cooling tower, etc.) • Addition of 5 new elevators as well as full modernization of existing 10 elevators • Retail storefronts • Significant outdoor space, including terrace and courtyard • Lower level amenity space
FLOOR LAYOUT	Side Core with windows on all sides
FULL FLOOR LOSS FACTOR	27% full-floor loss factor (Real Estate Board of NY)*
ARCHITECT	Studios Architecture (2020 Renovation–Lead Design) StudioMai (2020 Renovation – Interiors)

ARCHITECTURAL STYLE TYPOLOGY	Neo-Classical Style
FAÇADE/ STRUCTURE	<p>The façade predominantly consists of limestone on the bottom three floors, with brick and solid masonry back up above and limestone at the crown of the building topped by a monumental, projecting, copper cornice.</p> <p>The structure is composed of concrete slabs supported by concrete encased steel beams and girders. The floors are supported by steel columns that extend through to the cellar.</p>
WINDOWS	New casement windows with 1" insulated Low E glass. Floors 3 thru 16 (4'x8') Floor 17 (4'x10') 18th and 19th floors - 10' window wall
SLAB HEIGHTS	19th Floor: 13' 4" 18th Floor: 13' 6" 17th Floor: 17' 5" Floors 15–16: 13' 6" Floors 4–14: 12' 3" 3rd Floor: 13' 0" 2nd Floor: 14' 7" Ground Floor: 20' 5" Cellar: 12' 4"
FLOOR LOADING	Ground: 100 lbs. psf 2nd–19th Floors: 50 lbs. psf
SECURITY	24 hour attended lobby; in addition to card-key access and CCTV camera surveillance

TELECOM	Time Warner/Spectrum (cable & internet), Verizon Fios (cable & internet), Verizon (phone) Exchange (internet and phone)
HVAC	Cooling System: LL is installing 2000 Ton Cooling Tower and Heat Exchangers with dedicated pumping system that will run during normal building operating hours. Each tenant floor will have dedicated water cooled AC units, controlled by local thermostats. Condenser water is available outside of normal business hours for a nominal charge. Heating System: Each tenant floor is heated at the perimeter by steam radiators.
LIFE SAFETY	The building is fully covered with a fire protection sprinkler system and fire alarm system. The fire alarm system includes a Fire Alarm Control Panel (FACP) located in the lobby and hard-wired smoke detectors, pull-stations, audible and visual alarms throughout building. The building has a 600kW emergency generator that will power all life safety systems, lighting and elevators in the event of a power failure by Con Ed.
ELEVATORS	6 cars at 3,500 lbs (car #1–6 passenger) 8 cars at 2,500 lbs. (car # 7–14) 1 car at 3,500 lbs (car #15 FE) Includes destination dispatch service Passenger elevator banks: <ul style="list-style-type: none"> • Low-rise: Floors 2–6 (3 cars) • Mid-rise: Floors 7–10 (3 cars) • High-rise: Floors 11–19 (8 cars)
ON-SITE BUILDING	CBRE
TENANT ACCESS	Building attended 24 hours a day, 7 days per week

* For office floors (2-19). Ground and cellar are Retail USF.