

# BUILDING SPECIFICATIONS

Location	Corner of Madison Avenue and East 53rd Street
Year Built	1932
Architect	John H. Carpenter
Building Size	370,000 SF
Floors	42, 1 below-grade
Construction	Brick & terracotta
Renovations	Restrooms - 2007; corridors - 2007; lobby - 2016; elevators - 2018; sprinklers - 2018; steam station - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'5"
Column Spacing	19'
Elevators	9 passenger (10th in progress), 1 freight
HVAC	Packaged air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, full sprinkler installation in progress
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	AT&T, Pilot, Spectrum, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Fifth Ave/63rd St Station (E,M), 51st Street (6)
Amenities (Neighborhood)	MoMA, Chanel, Burberry, Apple Fifth Ave, Bergdorf Goodman, Four Seasons Hotel New York, Whole Foods Market, Central Park, The Polo Bar, Michael's Restaurant