

LOCATION	Northeast corner of Fifth Avenue and 40th Street
YEAR BUILT	1988
ARCHITECT	Skidmore Owings & Merrill
BUILDING SIZE	210,000 rsf
BUILDING HEIGHT	Twenty-six (26) Floors
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> • A new contemporary lobby and new elevator cabs were completed in 2018 • The building is entered through an open-air plaza on 40th street, into a light filled, two-story atrium lobby
FLOOR LAYOUT	Center Core
FLOOR SIZES	7,000 - 11,000 square feet
FLOOR LOAD	50 lbs. per square feet
TYPICAL SLAB HEIGHT	12'6"
COLUMNS	No columns on tower floors
ELEVATORS	<p>Eight (8) elevators:</p> <p>Three (3) low-rise (floors 1-9)</p> <p>Three (3) high-rise (floors 1, 10-26)</p> <p>One (1) freight elevator, and one (1) hydraulic car serving basement and concourse</p> <p>Freight entrance on 40th Street</p>
HVAC/SUPPLEMENTAL COOLING	<p>Closed two-pipe, water-source heat pump units</p> <p>Heat pump in each perimeter office with individual control; one (1) interior zone</p>
ELECTRIC	<p>Two (2) 6,000 amp services at 120/208 volts</p> <p>Each office floor is provided with a direct meter to Con Edison</p>
LIFE/SAFETY	Addressable, Class E System
SECURITY/ACCESS	The lobby is attended 24/7 and security features include an advanced CCTV security system
TELECOM/CABLE	Verizon, TimeWarner/Spectrum, Lighttower, Zayo Group, and Level 3
TRANSPORTATION	Close proximity to Grand Central Terminal, the Port Authority Bus Terminal and Penn Station
ENERGY PERFORMANCE	Energy Star rated, LEED Gold