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53



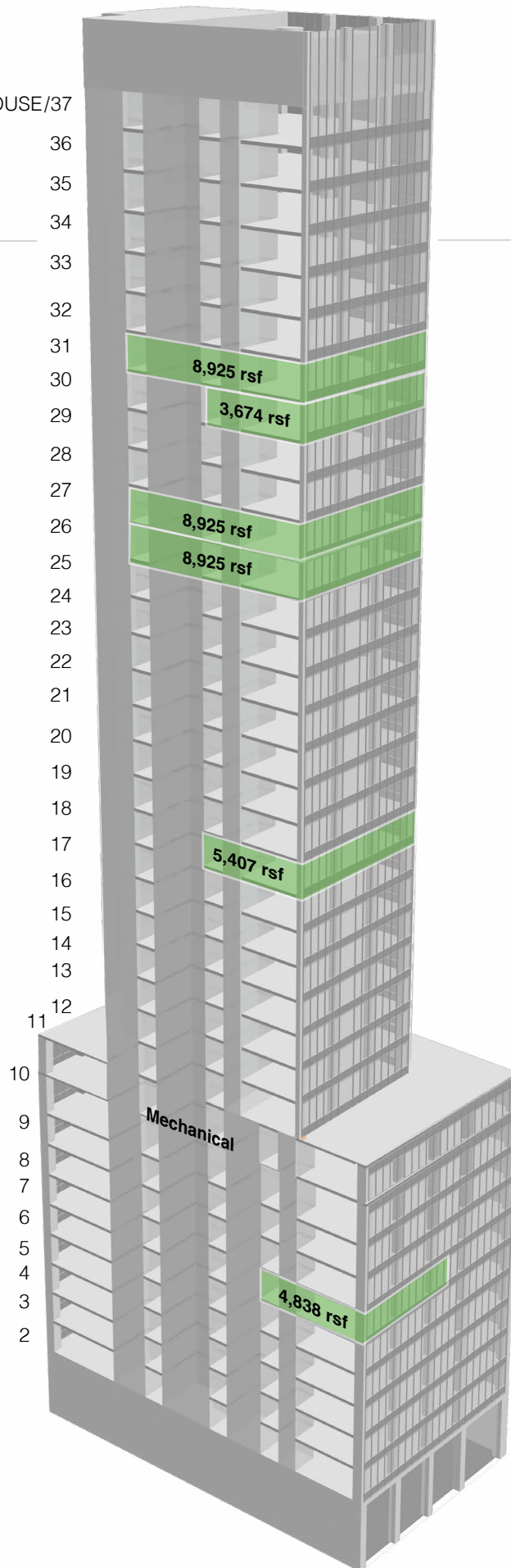






PENTHOUSE/37

# STACKING PLAN



Available















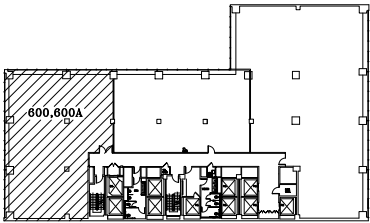


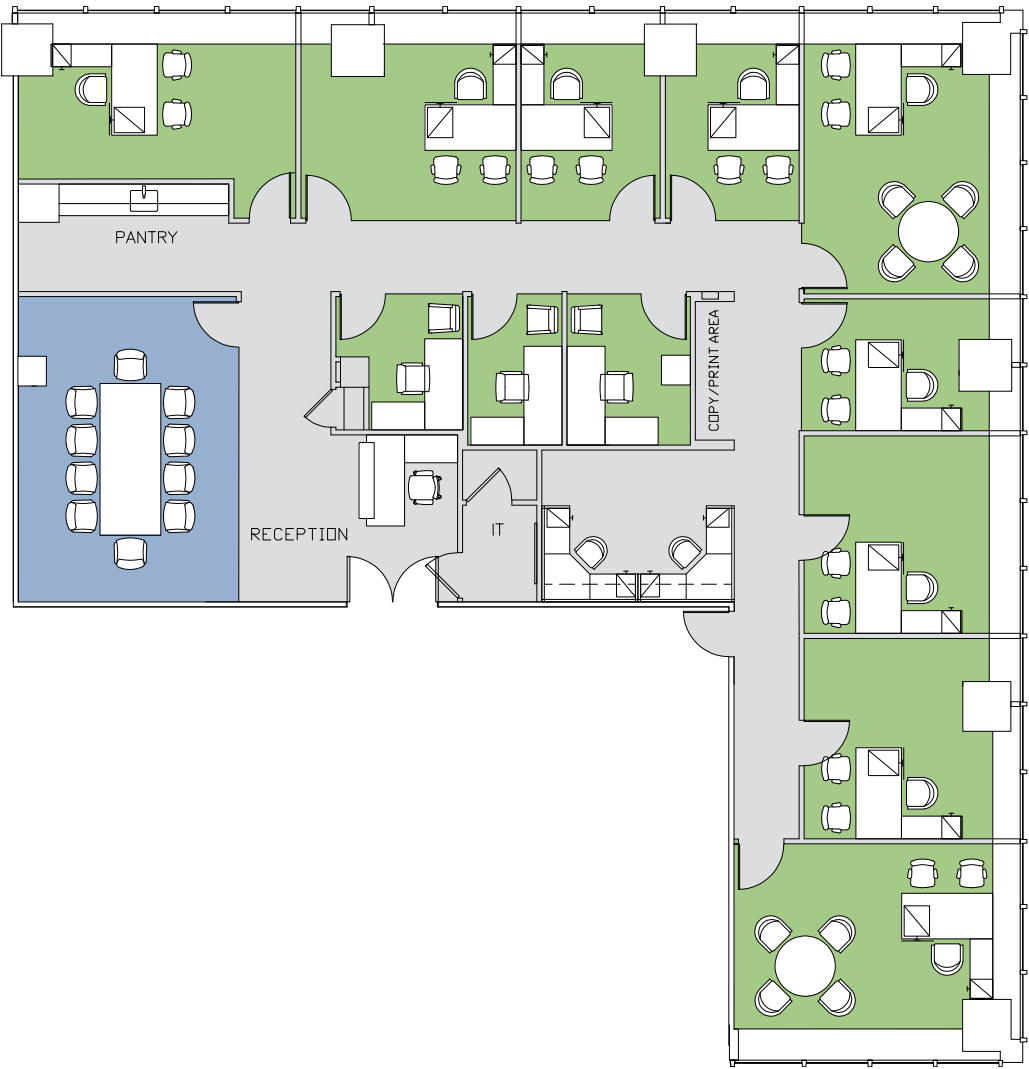




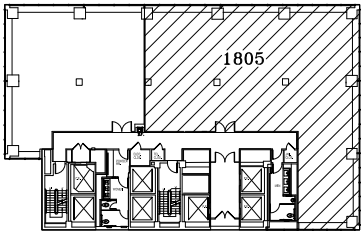


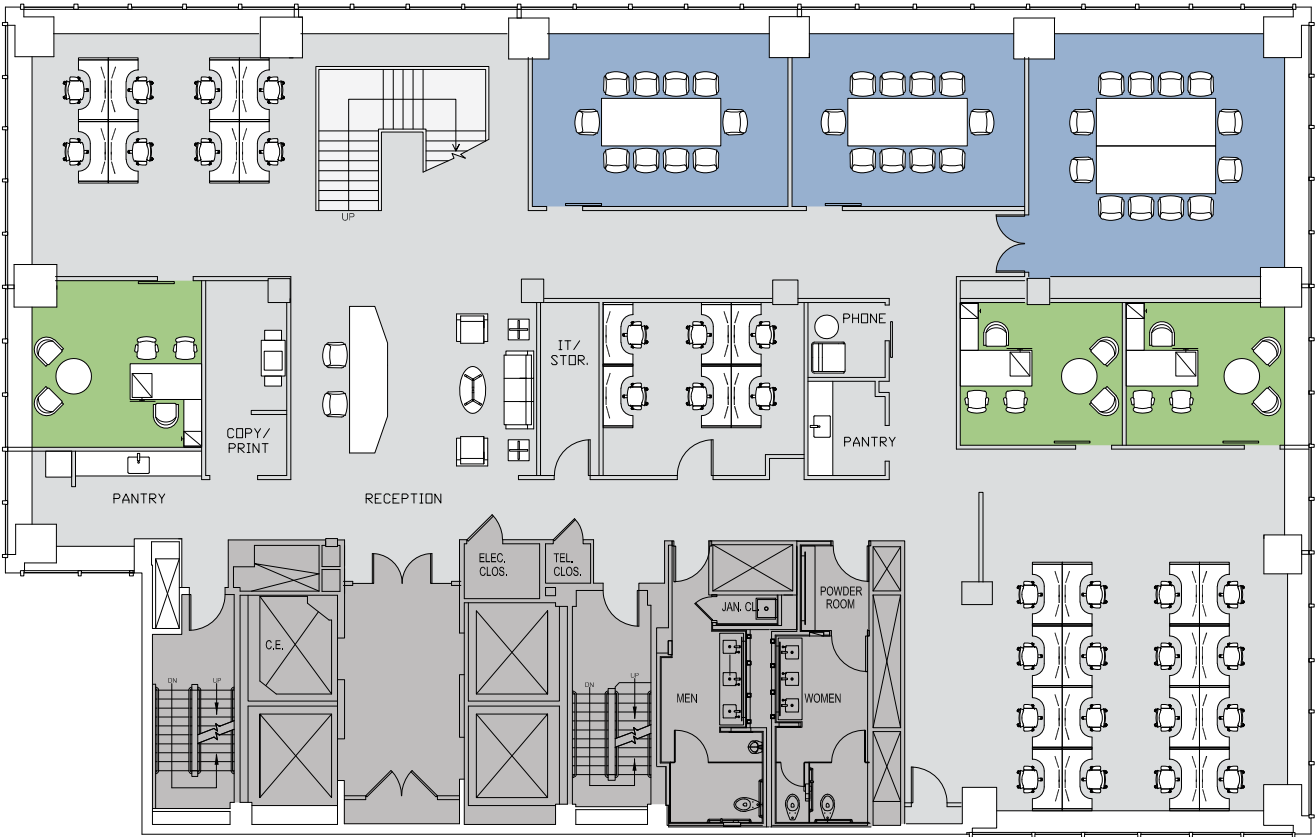
FLOOR KEY:	
Total Office	3
Workstation	32
Conference Room	1
Pantry	1
IT Room	1
Total Personnel	35





FLOOR KEY:	
Total Office	12
Workstation	2
Conference Room	1
Reception	1
Pantry	1
IT/Storage Room	1
Total Personnel	15





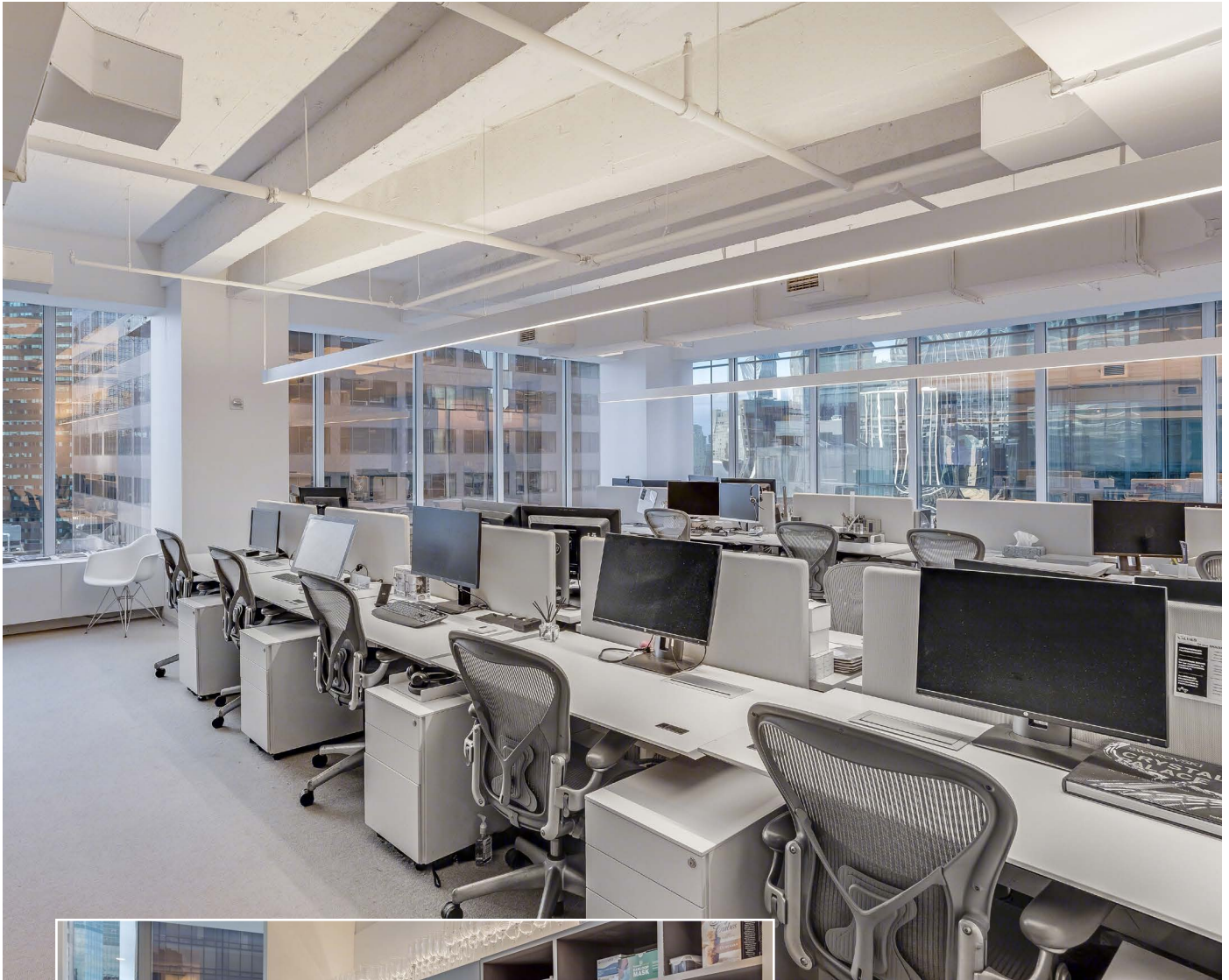
FLOOR KEY:	
Total Office	3
Workstation	24
Conference Room	4
Reception	1
Pantry	1
Phone Room	1
Copy/ Print Room	1
Total Personnel	28





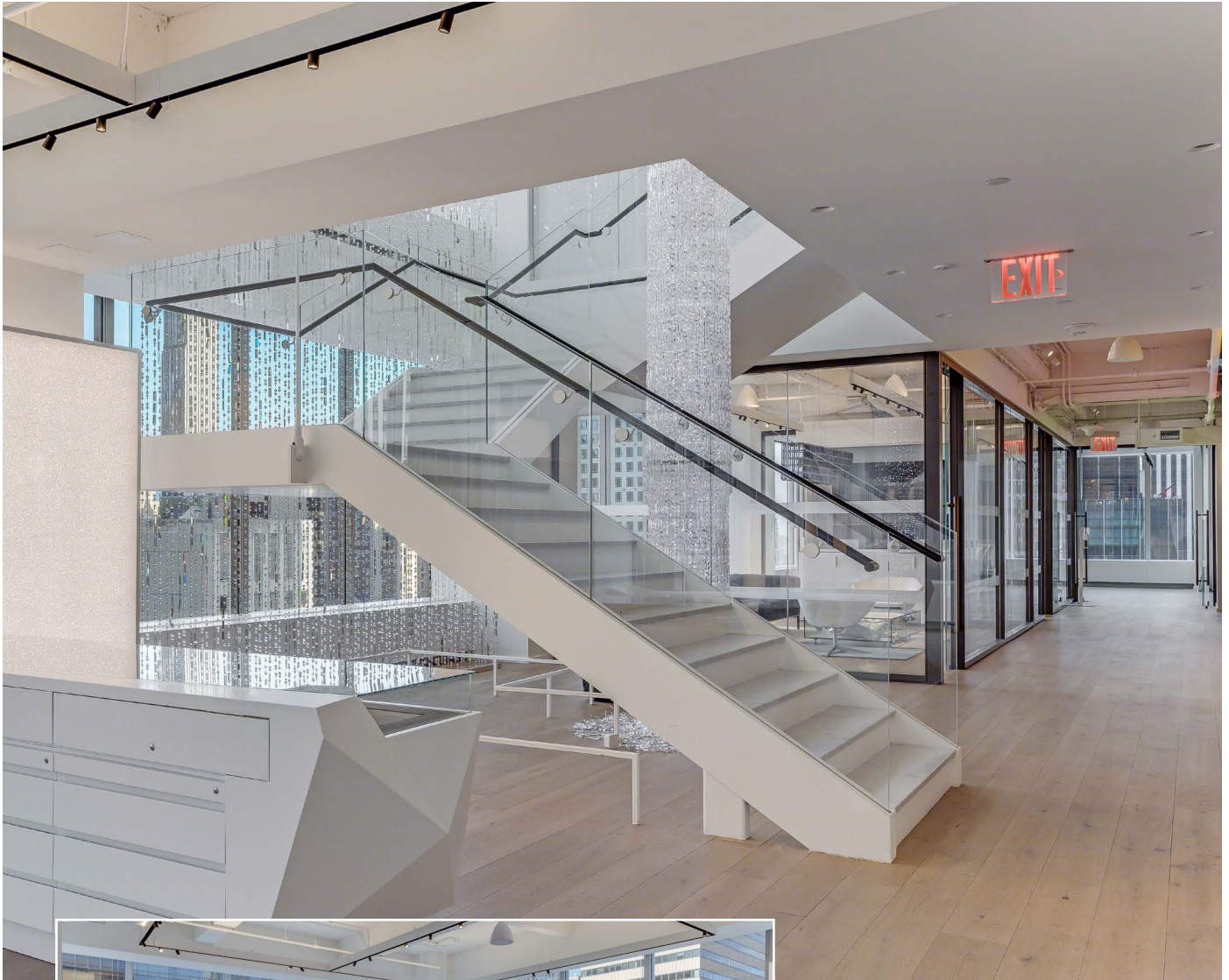




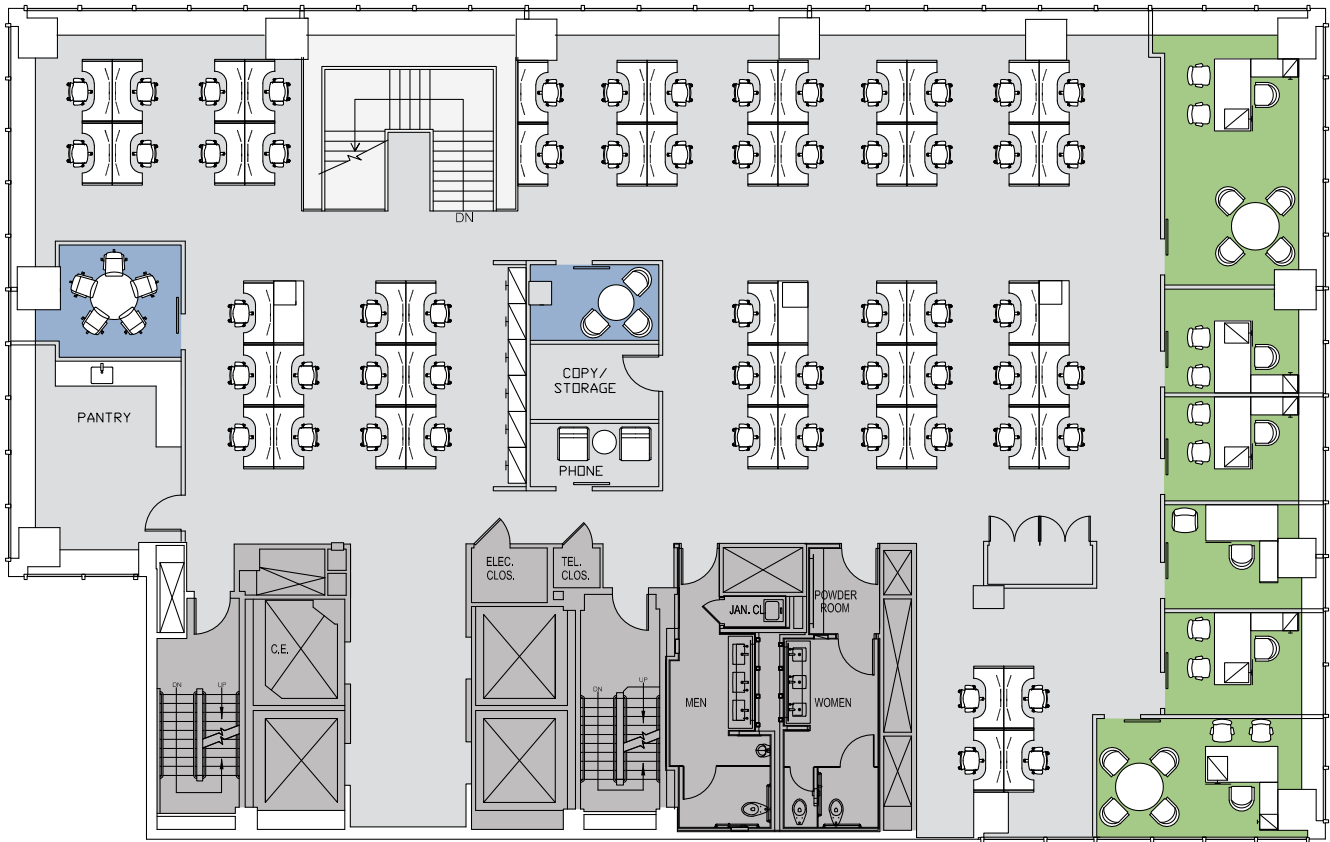








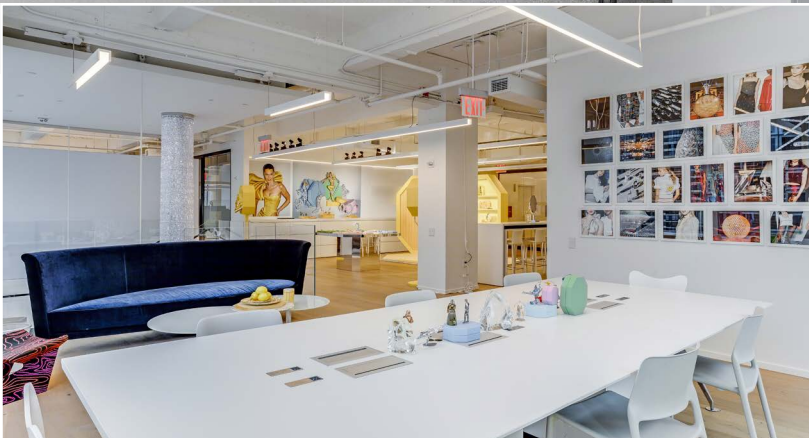




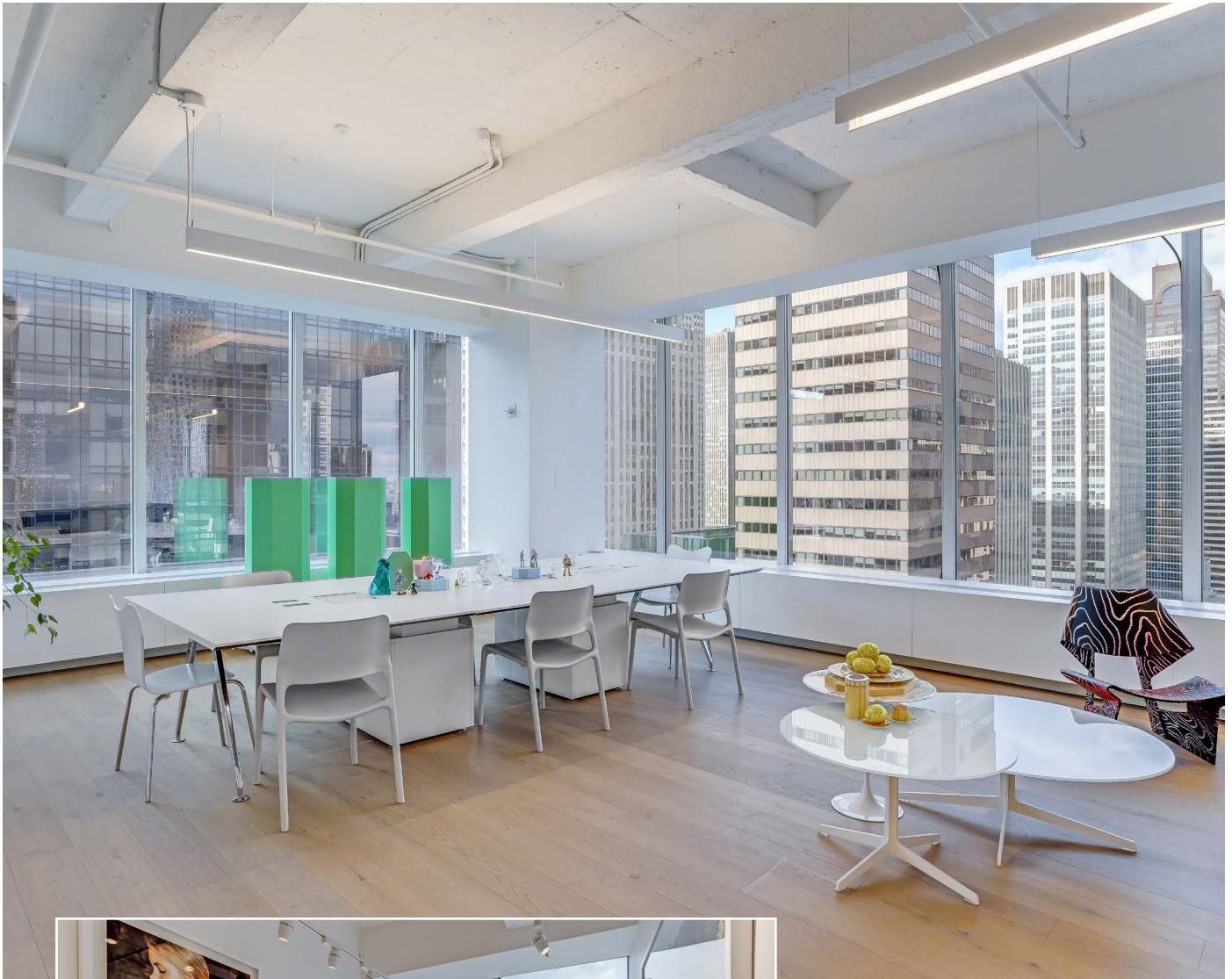
FLOOR KEY:	
Total Office	6
Workstation	57
Conference Room	3
Pantry	1
Phone Room	1
Copy/Storage Room	1
Total Personnel	63











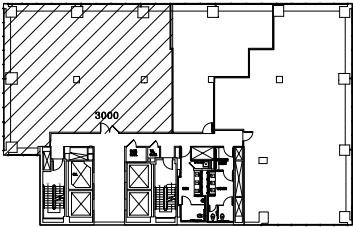


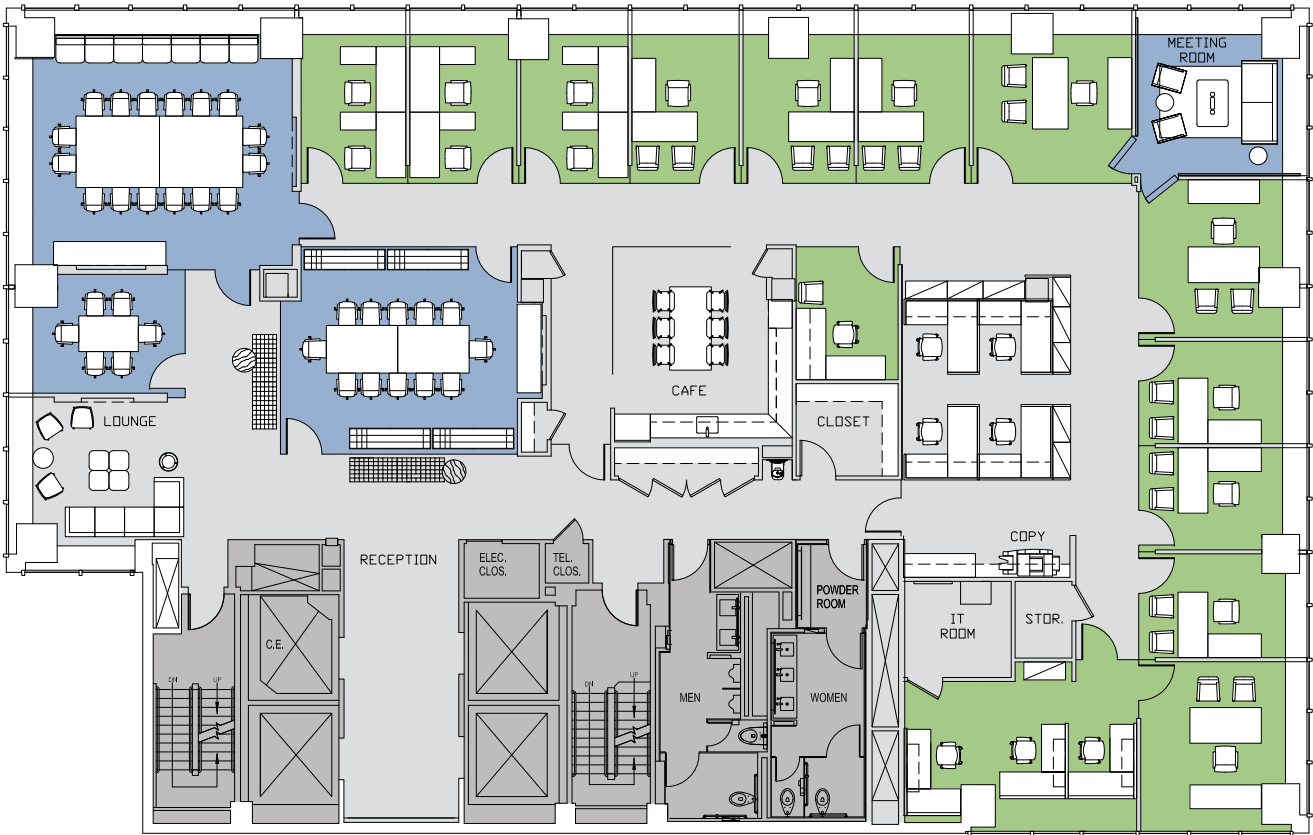






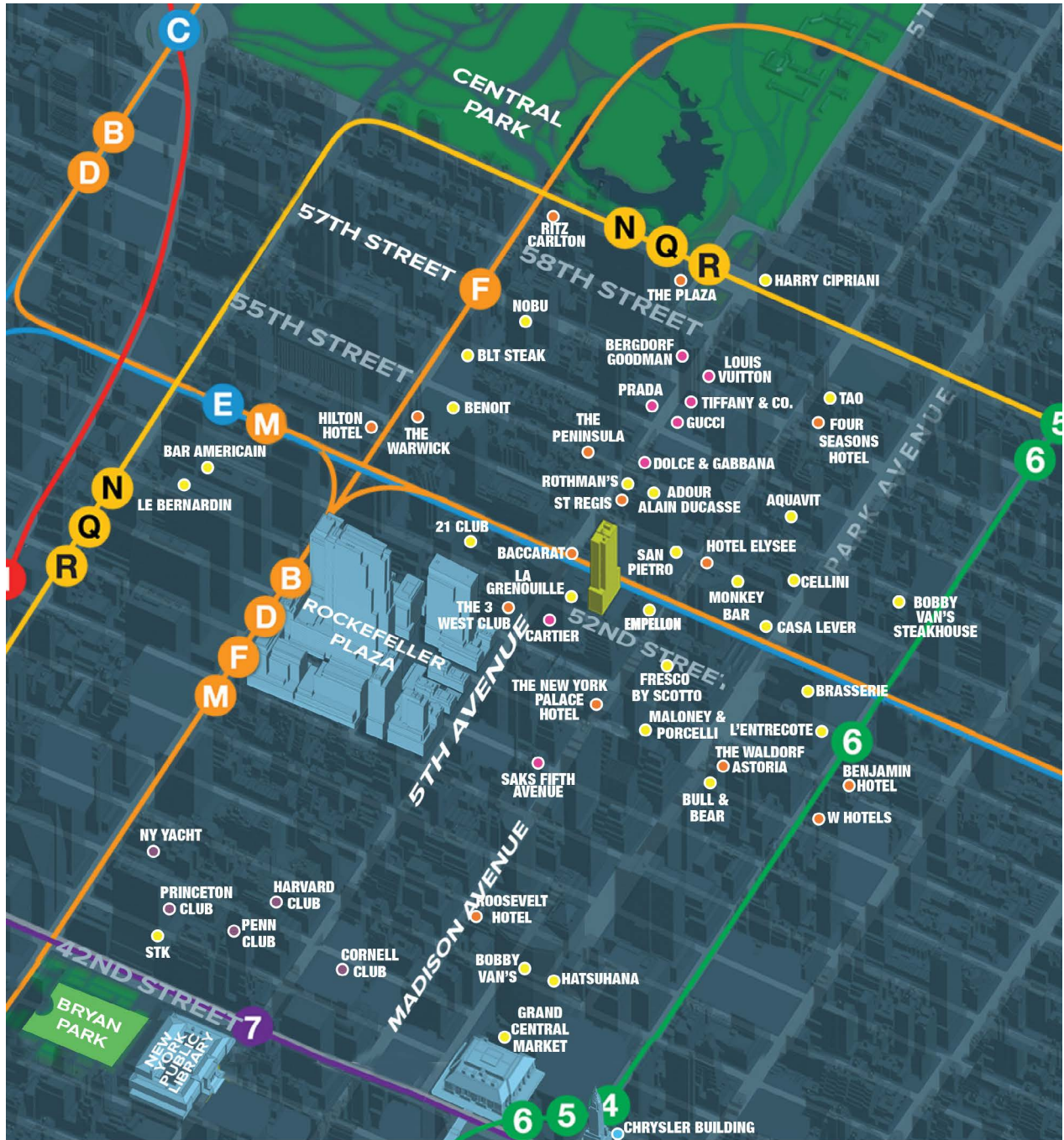
FLOOR KEY:	
Total Office	7
Workstation	5
Conference Room	1
Cafe	1
Total Personnel	12





FLOOR KEY:	
Total Office	14
Workstation	4
Conference Room	3
Meeting Room	1
Reception	1
Cafe	1
IT/Storage	1
Total Personnel	19





- CLUBS AND ASSOCIATIONS
- RESTAURANTS/MARKETS
- HOTELS
- RETAIL

# BUILDING SPECIFICATIONS



LOCATION	Entrances on both 52nd and 53rd Streets between Madison and Fifth Avenue		
YEAR BUILT	1971		
ARCHITECT	Emery Roth & Sons		
BUILDING SIZE	392,849		
BUILDING HEIGHT	Thirty-seven (37) Floors		
BUILDING CONSTRUCTION	Structural steel frame construction, comprised of columns, girders and beams encased in concrete The facade is a curtain wall system of bronze duranotic aluminum mullions and spandrel panels with tinted glass		
FLOOR SIZES	Floor 2	9,921 rsf	
	Floor 3	11,997 rsf	
	Floors 4-9	16,406 rsf	
	Floors 11-37	8,462-8,926 rsf	
FLOOR LOAD	50 pounds per square foot		
TYPICAL SLAB HEIGHTS	11' 6"		
COLUMN SPACING	21' on center		
ELEVATORS	Nine (9) passenger cars, one (1) freight elevator car Loading dock located on 52nd Street side of the building		
HVAC/SUPPLEMENTAL COOLING	The building HVAC system is a central chilled water plant with constant volume The fan system consists of two (2) 650 ton York high pressure steam paraflow absorbers Perimeter steam heat supplied from Con Edison Operating hours are Monday-Friday 8:00 AM - 8:00 PM		
ELECTRIC	The building is fed by two (2) Con Edison feeds from an electrical vault on 53rd Street Approximately six (6) watts per square foot (exclusive of base building HVAC) is allocated for tenant use		
LIFE/SAFETY	Class E fire alarm system (Notifier CPU2-3030D) • The system monitors heat sensitive sprinkler heads, tamper and flow devices, smoke detectors, smoke trip devices, alarm and strobe devices, stairwell pressurization fans, and elevator recall and door releases • The system also has communication capabilities and is tied into the PA System and warden phones are provided at the passenger elevator lobbies throughout the building and also at the freight elevator lobby		
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby CCTV surveillance in public areas and all elevators		
TELECOM/CABLE	Cogent, Crown Castle Fiber, Verizon Wired Certified Platinum, DAS		
TRANSPORTATION	The building is located in close proximity to the 6,E,M,B,D and F subway lines		
AMENITIES	Equinox "E Club" and Blue Bottle Coffee located in building Landscaped public seating adjacent to both 53rd and 52nd Street entrances to the building		