

625MADISON

BUILDING SPECIFICATIONS

Owner	SL Green Realty Corp.
Leasing	SL Green Leasing
Location	Entire east blockfront of Madison Ave between 58th & 59th Street
Building Size	583,000 RSF
Building Height	17 floors
Construction	Steel frame construction with reinforced concrete floor slabs
Floor Layout	Center core
Floor Sizes	2nd 39,000 RSF 3rd - 8th Floor 43,000 RSF - 45,000 RSF 9th - 12th Floor 33,000 RSF - 39,000 RSF 14th - 15th Floor 29,000 RSF 16th 24,000 RSF 17th 10,500 RSF
Slab Height	10'7" - 11'7" slab-to-slab
Column Spacing	21' - 24'
Mullion Spacing	45"
Terraces	Usable terraces on floors 6 and 9
Security	Lobby desk attended 24/7 Extensive CCTV coverage Building messenger center Tenant visitor portal to pre-register guests for expedited access
Elevators	4 passenger elevators serve floors 1-10 4 passenger elevators serve floors 1-11 2 passenger elevators serve floors 12-17 All passenger elevators are newly modernized and ADA-compliant

Freight Elevators One freight car serves Cellar-17th floor
Entrance doors are 7' high and 3'5" wide
Cab is 8'8" high 7' wide and 4'2" deep

Electric Capacity 3 services
First Service: One (1) 2,000amp/208v switch
One (1) 2,500amp/208v switch
Second Service: One (1) 5,000amp/208v switch,
One (1) 2,500amp/208v switch,
One (1) 1,200amp/208v switch.
Third Service: One (1) 100amp/208v switch,
One (1) 4,000amp/208v switch

HVAC Two (2) 600 ton chillers provide chilled water to base building fan units (two per floor, north & south) and perimeter fan coil units. Steam is provided to the base building fan units and hot water is provided to the perimeter fan coil units during heating season. HVAC is controlled by Building Management System (BMS).

Life Safety Addressable Class E fire alarm system
230 Kw generator with 275 gallon tank provides emergency back-up for life-safety systems
Building is fully sprinklered

Tenant Generator Location available for tenant emergency generator

Transportation Close proximity to N, Q, R, 4, 5 & 6 subways

Telecom Verizon, Verizon Business, Level 3, AT&T, Time Warner, Sprint, Cogent
DAS Equipped

Energy Performance Energy Star rated

Certifications Wired certified gold

