

BUILDING SPECIFICATIONS

LOCATION	Dual entrances on 55th Street between Park Avenue and Madison Avenue or 56th Street between Park Avenue and Madison Avenue
YEAR BUILT	1986 (completed)
ARCHITECT	Murphy/Jahn Architects
BUILDING SIZE	618,095 RSF
BUILDING CONSTRUCTION	<p>Structure:</p> <ul style="list-style-type: none"> Steel-framed structure with reinforced concrete foundation. Concrete slabs on composite metal deck supported by steel beams and columns. <p>Exterior Facade:</p> <ul style="list-style-type: none"> Curtain walls with aluminum and glass, polished Indian red and impala black granite panels, EIFS cladding, and aluminum trim. <p>Roof:</p> <ul style="list-style-type: none"> Sloped glazed roofs at top; low-sloped modified bitumen roof with concrete pavers above 37th floor. Setback roofs at 28th, 18th, 6th, and 2nd floors. Courtyard roof installed in 2017. <p>Lobby/ Interiors:</p> <ul style="list-style-type: none"> Modernized lobby featuring stone, wood, and gypsum finishes, electronic destination dispatch system, and access to amenities. Tenant spaces include painted gypsum walls, acoustic ceilings, and carpet/tile floors.
FLOOR SIZES	Typical floor plates range 14,901 – 21,428 RSF
FLOOR LOADS	<ul style="list-style-type: none"> Floors 3–36: 50 lbs Floor 1-2: 100 lbs Mezzanine: 50 lbs Cellar: 100 lbs
TYPICAL SLAB HEIGHTS	<ul style="list-style-type: none"> Lobby: 29'7" Floors 3–35: 12'9"
ELEVATORS	Total 16 base building elevators, all modernized in 2016 with destination dispatch controls, plus 1 tenant shuttle.

ELECTRICAL	Four 4,000-amp switchgears, copper busduct distribution, submetered. Dry-type transformers reduce 480V to 120/208V for tenant use. Two diesel 500-kW generators provide emergency and tenant standby power.
HVAC/ SUPPLEMENTAL COOLING	<ul style="list-style-type: none"> HVAC Hours: Mon - Fri 8:00 AM - 8:00 PM / Sat 8:00 AM - 1:00 PM Floor-by-floor self-contained water-cooled SCUs (42-ton typical). 3-cell induced-draft cooling tower (2,250-ton rooftop). Hot water perimeter radiation via Con Edison steam (two shell & tube exchangers in C2 MER). BACnet DDC system with web-based monitoring and pneumatic controls on select equipment. Supplemental SCUs (2–20 ton) for café, gym, amenity space Two hot water circulation pumps (650 GPM, 30 HP, VFD). Three condenser water pumps (2,650 GPM, 150 HP each). Sidestream filtration and chemical treatment systems (MER).
LIFE/SAFETY	<ul style="list-style-type: none"> Fully sprinklered wet-pipe system with multiple fire pumps (automatic, manual, booster, jockey). Fire alarm system modernized in 2013 (Honeywell Gamewell E3). Pressurized stairwells with photoluminescent markings.
SECURITY /ACCESS	Security staff on site 24/7; Tenant access 24/7 attended lobby with keycard access system and turnstiles, CCTV with 50 cameras, uniformed fire safety staff.
TELECOM/CABLE	<p>Multiple fiber providers: Verizon, Spectrum, Lightower, Cogent, AT&T, Level 3; rooftop fixed wireless also available.</p> <p>Wired Certified Platinum</p>
AMENITIES	<ul style="list-style-type: none"> The Club, a 17,000 sq ft amenity space that includes a wellness and fitness center, daily curated grab-and-go food service, recreation lounge, and conference center. Landscaped public plaza on 55th Street Michelin two star rated restaurant (Aquavit)
  	