



BUILDING SPECIFICATIONS

LOCATION:	Along the Western Side of Seventh Avenue between West 36th Street and West 37th Street in the Times Square South Submarket of Midtown Manhattan.	LIFE/SAFETY:	Class E Fire Alarm System, which includes local fire wardens located on each floor; Entire Building is fully equipped with sprinklers.
OWNER:	498 Seventh LLC	ELECTRIC:	Electricity is obtained through low voltage power lines. Building power is 120/208 volt, 3-phase service; 6 services in the building ranging from 4000-5000 amps each. Typical floors get 6 Watts per square foot. Electricity provided by ConEd.
MANAGEMENT:	George Comfort & Sons, Inc.	COLUMN SPACING:	20' on center
ARCHITECT:	Walter M. Mason	EMERGENCY POWER:	One (1) 759 KVA self-contained Koehler emergency generator located on the roof that serves building safety and support.
YEAR BUILT:	1920	TELECOM/CABLE:	Wired Platinum: click link for details (https://app.wiredscore.com/building/view/1713)
RENOVATIONS:	1998, 2009-10 & 2021 Major Renovations Include: <ul style="list-style-type: none"> • New Entrances & Street-Level Retail • New Gensler-Designed, 24/7 Attended Lobby: Elegant, High-End, with Modern Stone & Granite Finishes & Interior Garden. • New Turnstiles for Touchless Entry • New Destination Dispatch Elevators • New Private Lounge on Lobby Floor; Ideal for out-of-office meetings & Extended Workplace. • New Grab & Go Coffee Shop & Cafe by Ground Central Coffee Company • New Convenient Self Check-In Security 	HVAC HOURS:	Monday - Friday from 8:00 am to 6:00 pm (Excluding Holidays). Extended Hours available at the building standard rate.
SECURITY/ACCESS:	The Concierge desk is attended by uniformed security personnel 24/7. Card Access System with electronic turnstiles are located at both 36th Street and 7th Avenue Entrances. CCTV monitoring lobby, exits, elevators, and sidewalks.	HEATING:	Contains two (2) boilers located in the basement fired by #2 oil that was installed in 2001. Boilers are dual burn that can use natural gas as well. Steam is distributed throughout the building by way of two (2) pipe cast iron radiators that may individually adjusted through the use of Dan Foss Values.
BUILDING HOURS:	Monday-Friday; 8:00 am - 6:00 pm EST. (excluding Holidays).	COOLING:	Tenant cooling is provided by electric driven, water cooled package units ranging in size from 40 to 100 tons located on each floor. Supporting these package units are two (2) cooling towers with a combined capacity of 3,200 tons that allows for 24/7 operation.
HEIGHT:	25 Stories	SUPPLEMENTAL AIR:	Condenser water available for supplemental HVAC at building standard rates.
BUILDING SIZE:	959,434 SF	AWARDS:	Energy Star Rated (81), LEED Gold, Wired Platinum.
FLOOR SIZES:	30,000 RSF - 48,000 RSF	LOADING DOCK:	Drive-in loading dock passes through the building from West 36th Street and West 37th Street, with a maximum height of 11' for delivery vehicles.
SLAB TO CEILING:	11'3" - 14'4"	AMENITIES:	On-Site Management, Messenger Center, Grab & Go Coffee Shop, Tenant Lounge.
FLOOR LOAD:	<u>Floor:</u> <u>Load PSF:</u> Mezz: 75 lbs. Live Load 1-22: 120 lbs. Live Load 23-24: 100 lbs. Live Load	TRANSPORTATION:	Located at the Center of Manhattan's Transportation Triangle, Times Square South provides access to nearly all of NYC's subway lines and bus routes 24/7. Ideally located between Penn Station, Grand Central, and the Port Authority. Penn Station offers the services of Long Island Railroad, NJ Transit, and Amtrak. Grand Central offers the services of Metro-North to several counties throughout NY and CT. The Port Authority Bus Terminal which approved a major renovation plan supports over 200,000 passengers per day. Additionally the Times Square-42nd Street Subway station is the most highly-trafficked in NYC.
ELEVATORS:	This building contains eleven (11) Passenger Elevators. Three (3) Freight Elevators along with one (1) Private Elevator. All Passenger Elevator Cabs have been recently renovated with newly installed motion control I box systems, incorporating MCE Destination based Control System.		

