



BUILDING SPECIFICATIONS

<b>LOCATION:</b>	West 50th Street and West 51st Street, between Avenue of Americas and Seventh Avenue.	<b>LIFE/SAFETY:</b>	Class E System. Full coverage sprinkler system. The building features a 2,000 KVA life safety generator with spare capacity for Tenants stand by loads.
<b>OWNER:</b>	UBS Realty Investors	<b>ELEVATORS:</b>	The building contains a total of Fifteen (15) Passenger Elevators and One (1) Freight Elevator. Elevator mechanical modernization began in September 2016 and has been completed. Upgrade scope included: New Controllers, Door Equipment and Operator, Governor, Tension Frames, and Hoist Machines.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>ELECTRIC:</b>	277/460 Volt Service from three (3) ConEd services fed by a network totalling 10,000 amps; 6 watts per usable square foot available for Tenants.
<b>ARCHITECT:</b>	Emery Roth & Sons.	<b>CONSTRUCTION:</b>	The Property's framing and slabs are made of Reinforced Concrete. The Facade is composed of an Aluminum-Framed Curtain Wall System with projecting vertical mullion covers. The West Facade and North-facing Courtyard Facade are of Brick Veneer.
<b>YEAR BUILT:</b>	1963	<b>TELECOM/CABLE:</b>	Building Carriers include AT&T, Cogent, Level 3, Lightower, Lightpath, TimeWarner, Verizon, XO Communications, Zayo Group.
<b>RENOVATIONS:</b>	2021 Major Renovations Include: <ul style="list-style-type: none"> <li>• New Entrances &amp; Retail Storefronts</li> <li>• New Gensler-Designed, 24/7 Attended Lobby: Elegant, High-End, with Through-Block Activated along with Double-Height Ceilings</li> <li>• New Turnstiles for Touchless Entry</li> <li>• New Destination Dispatch Elevators</li> <li>• New Amenity Center called Club 135 along with Co-Working Space operated by Industrious</li> <li>• New UrbanSpace Foodhall coming in 2022</li> </ul>	<b>HVAC HOURS:</b>	Monday-Friday: 8:00 am - 6:00 pm (excluding holidays) & Saturday: 8:00 am - 1:00 pm. Extended Hours available upon request.
<b>SECURITY/ACCESS:</b>	The Concierge desk is attended by uniformed security personnel 24/7. Card Access System with electronic turnstiles are located at both 50th Street and 51st Street Entrances. CCTV monitoring lobby, exits, elevators, and sidewalks.	<b>HEATING:</b>	The Tenant's spaces are primarily heated through a steam coil in each base building fan. Each floor has a perimeter hot water loop. The hot water is heated by steam in a shell and tube heat exchanger.
<b>BUILDING HOURS:</b>	24/7.	<b>COOLING:</b>	Three Carrier electric centrifugal chillers located in the cellar engine room (500, 800, 1200 tons). The chillers provide chilled water to central fans. The main cooling tower located on the 22nd floor roof is a Phillips open circuit induced draft tower with axial fans and has 4 cells.
<b>HEIGHT:</b>	23 Stories	<b>AWARDS:</b>	Energy Star Rated (88), LEED Silver, Wired Platinum.
<b>BUILDING SIZE:</b>	925,273 SF	<b>AMENITIES:</b>	Club 135, a Tenant-Exclusive Amenity Center located on the second floor was completed in 2021, which features an Indoor/Outdoor Lounge, Conference Rooms, Townhall Meeting Space, Coffee Bar, Lockers, Shower, and a Recreation Room located on the Second Floor of the building. 209 Car Parking Garage on-site operated by SP+. Co-Working Space operated by Industrious. Renowned Restaurants and Shopping steps away, Rockefeller Center, Radio City Music Hall, Times Square, and Broadway nearby, Premier Hotels within walking distance.
<b>FLOOR SIZES:</b>	Floors 2-7: 61,000-63,000 SF Floor 8: 51,000 SF Floor 9: 30,000 SF Floor 10: 41,000 SF Floors 11-13: 34,000 SF Floors 14-17: 29,000 SF Floors 18-20: 23,000 SF Floors 21-23: 12,000-18,000 SF	<b>TRANSPORTATION:</b>	One half block to Rockefeller Center Concourse with access to the M, F, D, and B trains; one block from the 1 train stop at 50th Street; two blocks from the E and C trains at 50th Street; one half block from the N, and R stop at 49th Street.
<b>SLAB TO CEILING:</b>	9'9" - 10'3"		
<b>FLOOR LOAD:</b>	Cellar: 120 lbs. Live Load Mezz: 75 lbs. Live Load Lobby Level: 175 lbs. Live Load 2nd Floor: 75 lbs. Live Load 3rd Floor & Above: 50 lbs. Live Load		
<b>LOADING DOCK:</b>	Loading Dock with Two (2) Bays located on the 51st Street Side. Area is manned with Security.		

