



BUILDING SPECIFICATIONS

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|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------|---------|--------|---------|---------------|--------|--------|-----|--|--|
| <b>LOCATION:</b>        | Entire Madison Avenue block front between 35th and 36th Streets.                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>LIFE/SAFETY:</b>       | Class E Fire Alarm System, which includes local fire wardens located on each floor; Entire building is fully equipped with sprinklers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |           |         |        |         |               |        |        |     |  |  |
| <b>OWNER:</b>           | 200 Madison Owner LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>EMERGENCY POWER:</b>   | The building is equipped with a 450-kW diesel powered emergency generator with a three thousand (3,000) gallon fuel tank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |           |         |        |         |               |        |        |     |  |  |
| <b>MANAGEMENT:</b>      | George Comfort & Sons, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>TELECOM/CABLE:</b>     | Wired Platinum: click link for details ( <a href="https://app.wiredscore.com/building/view/2224">https://app.wiredscore.com/building/view/2224</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |           |         |        |         |               |        |        |     |  |  |
| <b>ARCHITECT:</b>       | Warren & Wetmore                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>HVAC HOURS:</b>        | Monday - Friday from 8:00 am to 6:00 pm (Excluding Holidays). Extended Hours available at the building standard rate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |           |         |        |         |               |        |        |     |  |  |
| <b>YEAR BUILT:</b>      | 1926                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>HEATING:</b>           | Prime source of heat is supplied by ConEd as high pressure steam. A distribution system breaks the main line into four (4) sub systems each with its own meter. Each system is operated independently of the others. Hot water is generated from two Paterson Kelly hot water converters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |           |         |        |         |               |        |        |     |  |  |
| <b>RENOVATIONS:</b>     | 1979, Continuously Making Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>COOLING:</b>           | Tenant cooling is provided by fan coil or condensing units ranging in size from 5 to 30 tons located on each floor. The central chiller has a capacity of 200 tons and presently runs at nominal design tonnage. The condenser water system utilizes three (3) cooling towers of 300 tons in design that allows for 24/7 operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |           |         |        |         |               |        |        |     |  |  |
| <b>SECURITY/ACCESS:</b> | The Concierge desk is attended by security personnel 24/7.                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>SUPPLEMENTAL HVAC:</b> | Condenser water available for supplemental HVAC at building standard rates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |           |         |        |         |               |        |        |     |  |  |
| <b>BUILDING HOURS:</b>  | 24/7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>AWARDS:</b>            | Energy Star Rated (80), LEED Silver, Wired Platinum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |           |         |        |         |               |        |        |     |  |  |
| <b>HEIGHT:</b>          | 26 Stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>LOADING DOCK:</b>      | Drive-in loading dock on 35th street between Madison Avenue and 5th Avenue with a maximum height of 11' for vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |           |         |        |         |               |        |        |     |  |  |
| <b>BUILDING SIZE:</b>   | 745,680 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AMENITIES:</b>         | Ideally located between Grand Central Station and Penn Station. Easily eaccessible for 6, B, D, F, M, N, Q, R Trains. Full service office building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |           |         |        |         |               |        |        |     |  |  |
| <b>FLOOR SIZES:</b>     | 12,700 RSF - 50,800 RSF                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>TRANSPORTATION:</b>    | Ideally located at the center of Manhattan's main transportation hubs, 200 Madison Avenue is perfectly situated for commuters and is one of Manhattan's most accessible buildings. Grand Central Terminal and Penn Station, New York City's two (2) primary commuting hubs, are equidistant from the property and within five-minute walk of either. Grand Central Terminal, located six (6) blocks North of the property, provides access to five (5) subway lines, including the 4, 5, 6, 7, and Slines, as well as thirty-one (31) commuter bus lines and the Metro-North train line, providing quick commutes into Westchester, Connecticut, and points North. Penn Station, located three (3) avenues West of the property, provides access to the 1, 2, 3, A, C, and E subway lines, as well as the LIRR, NJ Transit, and Amtrak train services. |        |           |         |        |         |               |        |        |     |  |  |
| <b>SLAB TO CEILING:</b> | BSMT: 14'0"<br>1st Floor: 19'8"<br>2-6: 13'5"<br>7-8: 12'3"<br>9th Floor: 16'3"<br>10-22: 12'0"<br>23rd Floor: 14'0"<br>24-25: 12'0"<br>26th Floor: 14'0"                                                                                                                                                                                                                                                                                                                                     |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| <b>FLOOR LOAD:</b>      | <table border="0"> <tr> <td><u>Floor:</u></td> <td><u>Load PSF:</u></td> <td></td> </tr> <tr> <td>1-9:</td> <td>120</td> <td></td> </tr> <tr> <td>10-26:</td> <td>60</td> <td></td> </tr> <tr> <td>Lobby:</td> <td>120</td> <td></td> </tr> </table>                                                                                                                                                                                                                                          | <u>Floor:</u>             | <u>Load PSF:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | 1-9:      | 120     |        | 10-26:  | 60            |        | Lobby: | 120 |  |  |
| <u>Floor:</u>           | <u>Load PSF:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| 1-9:                    | 120                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| 10-26:                  | 60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| Lobby:                  | 120                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| <b>ELEVATORS:</b>       | The building contains a total of twelve (12) passenger elevators, and three (3) freight elevators. Passenger Elevators have a two thousand (2,000) lbs. capacity. Freight elevators have a three thousand (3,000) to six thousand (6,000) lbs. capacity<br><br><table border="0"> <tr> <td>Passenger</td> <td>Lobby - 9</td> <td>7 Cars</td> </tr> <tr> <td>Passenger</td> <td>10 - 26</td> <td>5 Cars</td> </tr> <tr> <td>Freight</td> <td>Basement - 26</td> <td>3 Cars</td> </tr> </table> | Passenger                 | Lobby - 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7 Cars | Passenger | 10 - 26 | 5 Cars | Freight | Basement - 26 | 3 Cars |        |     |  |  |
| Passenger               | Lobby - 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7 Cars                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| Passenger               | 10 - 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5 Cars                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| Freight                 | Basement - 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3 Cars                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |
| <b>ELECTRIC:</b>        | Electricity for the building is obtained through low voltage power lines. The building power is 120/208 volt, 3-phase service; there are 6 services in the building ranging from 4,000-5,000 amps each. Typical floors get 6 watts per square foot.                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |           |         |        |         |               |        |        |     |  |  |

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