



BUILDING SPECIFICATIONS

LOCATION:	Partial Block between 27th and 28th Streets on Madison Avenue.	LIFE/SAFETY:	Fully Sprinklered
OWNER:	63 Madison Owner LLC	ELEVATORS:	The building contains a total of Twelve (12) Passenger elevators and Two (2) Freight Elevators. Passenger Elevators have a 4,000 lbs. capacity. Freight Elevators have a 4,500 lbs. capacity.
MANAGEMENT:	George Comfort & Sons, Inc.		Passenger Lobby-15 12 Cars Freight BSMT-16 Mech. 1 Car Freight 3b-Loading Dock 1 Car
ARCHITECT:	Carson & Lundin and Kahn & Jacobs	ELECTRIC:	The electrical system consists of three 4,000 amps, 277/480V, and 3-phase electrical service lines into the facility. In addition there is a 1,200 amp buss riser serving the rooftop mechanical systems. The building has the capacity to provide 12.97 watts per RSF.
YEAR BUILT:	1962	EMERGENCY POWER:	One HP 600 emergency generator of 300kW with a 275-gallon storage tank backs the building's electrical system and serves all building safety and support systems. Floors 8-15 are also provided with one 1,000 kW emergency generator with a 3,000 gallon storage tank capable of providing short term generator operation.
RENOVATIONS:	1999, 2022 Major Renovations Include: <ul style="list-style-type: none"> • New Entrances & Retail Bump-Out, with Whole Foods to open in 2022. • New Studios-Designed, 24/7 Attended Lobby: Elegant, High-End, with Through-Block Building Lobby • New Turnstiles for Touchless Entry • New Destination Dispatch Elevators • New Terraces located on 3rd, 13th, and 15th Floors • New Convenient Self Check-In Security 	TELECOM/CABLE:	Wired Platinum: click link for details (https://app.wiredscore.com/building/view/2251)
SECURITY/ACCESS:	The Concierge desk is attended by uniformed security personnel 24/7. Card Access System with electronic turnstiles are located at both 27th Street and 28th Street Entrances. CCTV monitoring lobby, exits, elevators, and sidewalks.	HVAC HOURS:	Monday-Friday: 6:00 am - 7:00 pm (excluding holidays) & Saturday: 7:00 am - 3:00 pm. Extended Hours available upon request.
BUILDING HOURS:	24/7.	HEATING:	The HVAC system includes a high pressure conversion system whereby steam is supplied by ConEd. The steam is converted to low pressure steam and distributed to perimeter heating units and internal areas of the building.
HEIGHT:	15 Stories	COOLING:	The building contains a central cooling plant consisting of three (3) 1,200 ton steam turbine centrifugal machines. Chilled water from the plant is distributed vertically to machine rooms in the basement and 16th floor that houses fan rooms. There are four (4) 1,000 ton cell cooling towers located on the rooftop. Supplemental Capacity of 180 tons of chilled water is available for floors 8-15.
BUILDING SIZE:	871,181 SF	AWARDS:	Energy Star Rated (77), LEED Gold, Wired Platinum.
FLOOR SIZES:	33,442 RSF - 54,100 RSF Concourse 2 - 66,672 RSF	AMENITIES:	On-Site Management, Messenger Center, Madison Square Park, Nearby Subways include 6, N, R, F, M.
SLAB TO CEILING:	Concourse 2: 13' 2" Concourse 1: 14' 9" Lobby/Ground: 16' 8" Floors 2-11: 11' 5" Floor 12: 12' 10" Floors 13 & 14: 11' 10" Floor 15: 13' 3"	TRANSPORTATION:	Located one block West of the 28th St. subway station on Park Avenue, which serves the 6 line (2 stops South of Grand Central). Two blocks East is the 28th Street subway station on Broadway Avenue, which serves the N, Q, and R lines. The property is surrounded by Grand Central to the North, and Penn Station to the West. Furthermore, 63 Madison is a few blocks from the 23rd Street PATH Station.
FLOOR LOAD:	All Floors: 120 lbs. Live Load		
COLUMN SPACING:	23' on center		
LOADING DOCK:	Two (2) Loading Docks located on the East 28th Street side each with a truck bay with Two (2) Hydraulic Platforms.		

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