



TECHNICAL SPECS

Building Owner: Empire Capital Holdings and Namdar Realty Group

Building Management: Namdar Realty Group

Building Area: 115,890 SF

Floor Sizes:

Floors 2–11: 12, 332 SF

Floor 12: 8,367 SF

Floor 14: 8,292 SF

Number of Floors: 13 Floors

Architect: Skidmore Owning & Merrill (SOM)

Year Constructed: 1958

1994 Building fully renovated

2018 Lobby entrance and elevator cabs renovated

Base Building:

- Renovated building lobby, 24/7 security desk
- Modernized elevator mechanicals and interior elevator cabs
- Replacement of HVAC units on select floors

Building Amenities:

- Basement storage
- 24/7 Attended lobby
- Bike storage

Slab to Slab Height:

Ground floor –18'3"

2nd to 10th floors –9'9"

11th floor –10'6"

12th floor –15'2"

14th floor –12'7"

Interior Column Spacing: Typically 20' on center

Construction:

Interior: Steel frame with reinforced concrete floor slabs

Façade: Aluminum & glass curtain wall

Telecommunication: Fiber – Crown Castle

Additional Carriers – Spectrum, Verizon and AT&T.

Wired Score Silver

Main Electrical: Royal Switchboard main switchgear rated at 4,000 amperes, 208/120 volt three phase.

Electric Service: 6 watts per USF.

HVAC: Three water-cooled Florida Heat Pump 20-ton and 5-ton units on each floor (excluding the 7th floor which has a water-cooled VRF unit)

Security and Building Access:

24/7 building access and on-site security personnel, equipped with elevator monitoring, CCTV and communication infrastructure; After-hours access through tenant secure access cards and intercom for building visitors.

Life Safety: Class "E" fire alarm; the building is fully sprinklered;

Elevators: 3 newly modernized passenger elevators; 1 newly modernized freight elevator

Transportation Access: One block to 6 train (one stop to Grand Central Terminal and shuttle to Times Square); two blocks to E (convenient access to Port Authority and Penn Station) and two blocks to M train.

Parking: Two public parking garages on 51st Street between Third and Lexington Avenues.