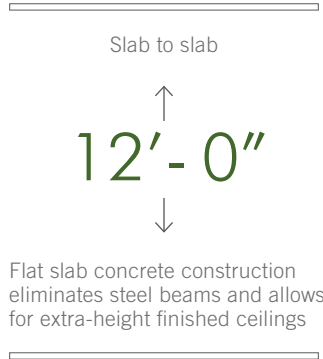


FLOOR SIZES

Floor	RSF
2	11,725
3-6	11,889
7-16	14,375
17-19	14,149
20-31	14,765
32-34	12,275
35-36	12,167
37	9,493

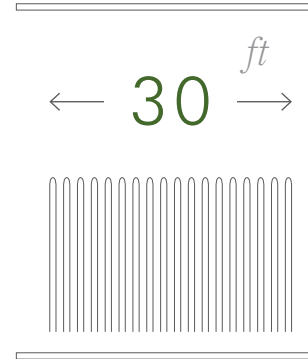
FLOOR HEIGHTS



ELEVATOR CABS

Elevator	Cars
Low-Rise Passenger 2-16	4
High-Rise Passenger 17-37	5
Freight Elevators (All)	1
(Lower levels)	1

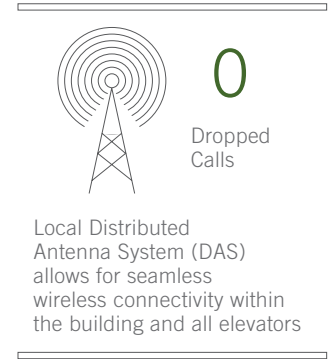
COLUMN SPACING



DEVELOPER / ARCHITECT / LOCATION

Developer/Owner/Manager: Park Tower Group
Architect: Edward Larrabee Barnes (1983)
Location: Northeast corner of Madison Avenue and 54th Street

ANTENNA SYSTEM (DAS)



FEATURES

PLAZA

Adjacent outdoor plaza includes black locust trees and ivy plantings as well as open seating and secured private WiFi for tenants. Christie's Auction House provides rotating outdoor sculpture exhibits. Plaza café offers a variety of light food options.

LOBBY

Lobby finishes features white onyx, staved walnut and prominent artwork.

CONCIERGE SERVICE

LIVunLtd (formerly Abigail Michaels Concierge) offers a wide array of luxury services to all tenants via a designated phone number and email contact.

ELEVATORS

Schindler ID destination dispatch elevators reduce response and journey time by up to 30% over conventional systems. System allows for personalized security and access options for each floor.

SECURITY

The lobby desk is staffed 24/7 by building personnel, highly trained to assist tenants and visitors in efficiently and securely accessing the building.

MESSENGER CENTER

A dedicated messenger center receives, screens and distributes all mail and deliveries to tenants. All messengers traveling to tenant floors are escorted by messenger center staff.

BUILDING

CONSTRUCTION

Concrete building with curtain wall composed of insulated aluminum panels and tinted, thermopane insulated glass.

SUPPLEMENTAL COOLING

Condenser water available for tenant use on each floor.

ELECTRICAL

Typical allocation of 7 watts per square foot exclusive of base building HVAC.

EMERGENCY GENERATOR

Provides emergency elevator service and power to critical equipment for life safety and operations, including one dedicated emergency outlet per floor.

TELECOM

Two telecom entry points to the building provide service and redundancy. Tenants have access to a wide variety of voice, data and internet providers, including but not limited to, Verizon, Verizon Small Business and AT&T. Time Warner provides cable television to the building.

HVAC

Individual 30-ton water-cooled package units located on each floor, with the HVAC system monitored and controlled by a Building Management System. Air distributed via a thermostatically controlled variable air volume system. Heat provided by slim perimeter radiant hot water convectors.

BUILDING MANAGEMENT SYSTEM

Monitors the operation of all mechanical equipment, including HVAC, circulating pumps, electrical usage and life safety (Class E). Building is fully sprinklered throughout.

AMENITIES

AMENITY CENTER

Exclusive amenity area includes a fitness center, private shower suites, multi-purpose rooms and a bike room. The amenity center is overseen by LIVunLtd, the building concierge service.

HOURS

Monday to Friday, 7 a.m. – 8 p.m. Overtime HVAC available on a floor-by-floor basis. Tenants have access to the building 24 hours a day, 7 days a week.

CERTIFICATIONS



LEED CERTIFICATION
LEED-EB GOLD certified



WIREScore
Wired Certified Platinum



ENERGY STAR
Energy Star certified