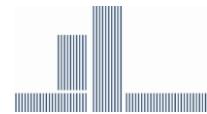




114 Fifth Avenue Building Fact Sheet

Owner	114 Fifth Avenue Ground Lessee, LLC	
Manager	L&L Holding Company, LLC	
Location	Midtown South at the intersection of 5 th Avenue and 17 th Street	
History	Constructed 1910. Fully redeveloped in 2014	
Architect	Maynicke & Franke 1909	
Zone	C6-4M & C6-4A General Central Commercial District	
Height	190' (19 Stories)	
Floor Sizes	Typical building rentable area is 19,306 – 19,402 square feet	
Building Construction	Concrete encased Steel	
Foundation	Poured reinforced concrete	
Deck	Poured in place concrete	
Façade	Brick and limestone veneer, decorative stone carvings, columns and friezes on street elevations	
Floor Load	Retail – 100 lbs./SF 2 nd Floor – 75 lbs./SF 3-19 th Floors – 60 lbs./SF	
ADA Compliance	Meets code	
Major Tenants	Capital One Mashable Mastercard ACQA Corporation	
Recent Upgrades	LEED Certified New elevator cabs/modernization New tenant package units (all floors), & cooling tower New hot water heating system New electric service, riser and closets New windows in selected areas New modern lobby New security and telecommunication systems (point of entry & riser)	
Building Operating Hours	24 hours a day, 7 days a week	
Elevators	<u>Passenger Elevators:</u>	6 cars service floors 1 – 19 Cars 1-4 from 5 th Avenue Lobby Cars 5 and 6 from 17 th Street Entrance
	<u>Freight Elevator Cars:</u>	1 – 2,200 lbs. capacity elevators service floors basement – 14 th FI



114 Fifth Avenue Building Fact Sheet

HVAC 1 New 40 ton DX units are installed on floors 2-18
New hot water radiation units installed on floors 2-18

Base Building HVAC Hours: Mon.-Fri. 8:00am – 6:00pm

Supplemental Condenser Water Cooling Capacity: Approximately 1,200 tons

Electrical One new 3 phase, 4 wire Con Edison services 5,000 amps at 120/208 volts and one existing 3,000 amps at 120/208 volt service.

Life-Safety An emergency generator rated at 375KW supports a variety of loads including elevators and emergency lighting.

Sprinkler System The building is fully sprinklered and has an addressable Class E fire alarm system.

Security 24 x7 Electronic access technology, lobby turnstiles, closed-circuit camera monitoring and a professional staff are in place to ensure tenant safety.

Monitoring System Building management system allows the engineering staff to monitor systems on a real-time basis.

Telecom/Cable/Internet Time Warner and Verizon are present with the building with multiple access points.

Loading Dock None

Ceiling Heights

Basement	=	12'8" slab to slab (varies)
Ground Floor	=	20' slab to slab
Floor 2	=	17'0" slab to slab
Floor 3	=	17'0" slab to slab
Floors 4 – 17	=	12'6" slab to slab
Floor 18	=	16'0" slab to slab
Floor 19	=	17'0" slab to slab

Column Spacing 21' – 22'

Mullion Spacing 7'

Storage Space Available pursuant to availability

Domestic Water Street service for the building (17th)

Area Amenities Union Square Park, Madison Square Park and major retail presence in the area, including Coach.

Transportation The building is easily accessed by range of transportation options. The 4, 5, 6, N, Q, R, F and M. MTA trains are within walking distance of the building.