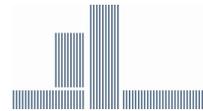


114 Fifth Avenue Building Fact Sheet

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
Height	190' (19 stories)
Floor Sizes	Typical building rentable area is 19,306 - 19,402 square feet
Major Tenants	To be determined.
Recent Upgrades	Building renovations include: LEED Certification New elevator cabs/modernization New direct expansion air conditioning units on every floor New hot water heating system New electrical service, risers and closets New windows in selected areas New modern lobby New cooling towers New telecommunications point of entry and risers New security system
Building Operating Hours	24 hours a day, 7 days a week
Elevators	<u>Passenger Elevators:</u> 6 cars services floors 1-19 Cars 1-4 from 5 th Avenue lobby Cars 5 and 6 from 17 th Street entrance <u>Freight Elevator Car:</u> 1 2,200 lbs. capacity elevators service floors basement – 14 th



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

Supplement Condenser
Water Cooling Capacity: Approximately 1,200 tons

System Performance Parameters:

Summer Temperature: 78°F – 50% R.H. when the outdoor dry bulb temperature is 89°F and wet bulb temperature is 73°F WB.

Winter Temperature: 70°F when the outdoor temperature is 15°F.

Outside Air: Minimum outside air – 0.13 CFM/USF (per NYC Ventilation Code)

The above specifications will be met at space loads of a maximum of 1 person per 150 USF, and a maximum of space light and power demand load of 6 watt/USF.

Electrical One new 3 phase, 4 wire services from Con Edison with incoming service rated at 5,000 amps at 120/208 volts and one existing 3,000 amps at 120/208 volts to serve the electrical needs of the building.

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

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

**Emergency Back-Up
Power Availability
Security**

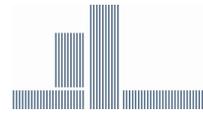
Electronic access technology, lobby turnstiles, closed-circuit camera monitoring and a professional staff are in place to ensure tenant safety. Deliveries are routed through a messenger center adjacent to the lobby. Messenger center can also arrange for deliveries.

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

Roof Space Available pursuant to Landlord approval and availability



114 Fifth Avenue Building Fact Sheet

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
	Floor 4 -17	12' 6" slab to slab
	Floors 18	16' 0" slab to slab
	Floors 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)

Floor Load Live Load 50 lbs. per square foot office space 100 lbs. for retail

Area Amenities Union Square Park, Madison Square Park and major retail presence in the area, including Coach, New Balance, Banana Republic and Anthropologie

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