
Owner

150 5th Avenue Office, LLC

Manager

L&L Holding Company, LLC

Team

Architect
Studios

Structural Engineer
McNamara Salvia

MEP Engineer
Flack & Kurtz

History

Built in 1888; located in the historic Flatiron District

Location

5th Avenue between 19th and 20th Streets

AKA 2-4 West 20th Street
New York, New York 10011

Building Access

24/7/365

Building Area

225,000 RSF

15,000 SF (Floor 1 – Retail)
23,000 RSF (Floor 2–8)
21,000 RSF (Floor 9)
15,000 RSF (Floor 10–11)

Building Height

Approx. 200 FT

Total Floors

11

Floor Load

Floor 1, 100 lbs PSF
Mezzanine, 100 lbs PSF
Floor 2–9 & 11, 50 lbs PSF
Floor 10, 50 & 100 lbs PSF

Ceiling Heights

Floors 2–3, 14'
Floors 4–8, 12'
Floors 9–11, 10'6"

Mullion Spacing

Varies: 36"–72" depending on elevations

Storage Space

Up to 5,000 SF available

Outdoor Space

- 2,300 SF of outdoor space on the 10th floor
- Roof deck on the top floor

Column Spacing

Floor 2–9
Approx. 20' center to center

Floor 10–11
Column free

Elevators

Passenger Elevators; Three
2 cars (#1 & 2) service floors
Basement – 9
1 car (#3) service floors
Basement – 11

Freight Elevator

1 car (#4) service floors
Basement – 11

Building Operating Hours

Card access
24/7/365

Building coverage

24/7/365

Roof Space

9th floor roof – south side
11th floor roof – north side

Space available for
mechanical equipment

Planned Upgrades

10,000 square foot addition
to the 10th and 11th floors

Reconfigured, more efficient floor
plates allowing increased density
– greater working environment

New lobby

New elevator in Fifth Avenue Lobby
renovated cabs of existing elevators

New windows, new bathrooms and
new roof amenities

Freight Entrance

Located on 20th Street; all
deliveries are directed through
this loading entrance.

Domestic Water

Two independent water lines service
the building. The two water services
enter on 5th Avenue & 20th Street.

Area Amenities

The building is located in the
historic “Flatiron District”. It is
surrounded by many upscale
restaurants, retail stores
and steps away from Madison
Square Park and Union Square.

Transportation

The building is located adjacent
to the MTA: 4, 5, 6, N, R, F, W, Q
subway & PATH; three stops from
Times Square & Port Authority Bus
Terminal, & two stops from
Grand Central Station.

Telecom/Cable/Internet

Direct TV provides service at the
building. Two points of entry
at 5th Avenue & 20th Street.
Verizon provides telephone
and internet service.

Life-Safety

New addressable Class “E” fire
alarm system services all floors.

The systems data-gathering panels
are located on every second floor.

New sprinkler system
throughout building.

HVAC

New BAC Cooling Tower (600 tons) supports 16 new 20 ton (Mammoth) A/C units. There are 2 package units located on each floors from 2–9; one (1) unit on each floor from 10–11. Air is distributed throughout the building through a variable air volume control.

Base Building HVAC Hours

Mon. – Fri. 7:00 am to 10:00pm
Except building holidays
& weekends

Water Cooling Capacity

600 tons, glycol system

Monitoring System

New BMS system that monitors HVAC system.

Emergency Back-Up Power

Available

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 5 watt/USF.

Electrical

Two new electric services

Switchgear #1

4,000 amps with (12) 600 amps distribution switches servicing all tenant floors.

Switchgear #2

4,000 amps with (3) 600 amps distribution switches with spares servicing basement, pumps stairs, lighting and all base building locations.

All tenanted floors are sub-metered, six watts per USF is provided for tenant's lighting and power requirements.

Security

Building Security Coverage
24/7/365

On-Guard Security

Mon. – Fri. 5:00 am to 8:00 pm
Sat. – Sun. 24 hours

Building personnel

Mon. – Fri. 7:00 am to 12:00 am
Sat. 8:00 am to 8:00 pm

Video surveillance system and professional security/building staff ensure tenant safety. Deliveries are routed through the freight entrance to the 7th floor mailroom. Special deliveries for the tenants are pre-arranged.