
Owner

L&L Holding Company, LLC
SBA Florida

Developer

L&L Holding Company, LLC

Team

Architect
Studios

Structural Engineer
McNamara Salvia

MEP Engineer
WSP

Owner Rep
OCC (Jonathan Ninnis)

History

Built in 1888; located in the Ladies' Mile Historic District

Building renovated in 2000 and currently undergoing comprehensive building-wide renovation.

Total Floors

11

Planned Upgrades

15,000 square foot addition to the 10th and 11th floors

Reconfigured, efficient floor plates

New expanded lobby

3 new destination dispatch elevators in Fifth Avenue Lobby

New windows

Upgraded electrical, HVAC and plumbing systems

Floor Load

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

Ceiling Heights

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

Building Height

Approx. 170'

Floor Sizes

Floors 2-8, 23,000 RSF
Floor 9, 21,000 RSF
Floor 10, 16,000 RSF (New construction)
Floor 11, 14,500 RSF (New construction)

Building Area

227,500 RSF

OWH: 212,500 RSF
Retail: 15,000 RSF

Column Spacing

Floors 2–9
Approx. 20' center to center

Floors 10–11
Column free

Building Access

24/7/365

Area Amenities Neighborhood

The building is located in the historic Flatiron District. It is surrounded by many upscale restaurants, retail stores and parks.

Location

5th Avenue between 19th and 20th Streets

Elevators

Passenger Elevators;
3 cars (#1 & 2) service floors
Car capacity (3,200 lbs)
Basement – 4
1 car (#3) service floors
Basement – 11

Freight Elevator Car
(entrance on 20th street)
1 car (#4) service floors
Car capacity (2,000 lbs)
Basement – 11

Domestic Water

Two independent water lines service the building on 5th Avenue & 20th Street.

Transportation

The building is located adjacent to the 4, 5, 6, N, R, F, W & Q subway lines, including the PATH train.

Telecom/Cable/Internet

Two points of entry on 5th Avenue & 20th Street. Verizon provides telephone and internet service.

Roof Space

Space available for mechanical equipment and tenant satellite communications.

Outdoor Space

1,600 SF tenant-dedicated terrace on the 10th floor.

2,250 SF common roof deck on 12th floor

Storage Space

Information available upon request

HVAC

New cooling tower (800 tons) supports (2) 20-ton DX units on floors 2-8; VRF system on floors 9, 10, 11. Air is distributed throughout the building through a variable air volume (VAV) control.

Base Building HVAC Hours

Mon. – Fri. 8:00 am to 6:00pm
Except building holidays & weekends

Supplemental Cooling Capacity

Approx. 15 tons per floor

Monitoring System

New BMS system that monitors HVAC system

Emergency Power

750 KW life safety generator

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 electric service switches:

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 servicing basement, pumps stairs, lighting and all base building locations.

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

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

Security

Building Security Coverage

24/7/365

Video surveillance system, professional security, and building staff ensure tenant safety.

Private Wireless Network

L&L Holding Company, LLC owns and operates a proprietary digital point to point radio emergency management communication network. This FCC licensed system allows properly equipped tenants to enjoy wireless communications throughout New York City regardless of extraneous factors, such as power outages and interruptions to main stream data networks. Tenants in 150 Fifth Avenue may be provided with access to this private network based on to be determined equipment charges and fee schedule.