

# 150 5<sup>th</sup> Avenue Building Fact Sheet

**Owner** 150 5<sup>th</sup> Avenue Office LLC

**Manager** L&L Holding Company, LLC

**Location** 5<sup>th</sup> Avenue between 19<sup>th</sup> and 20<sup>th</sup> Streets  
AKA 2-4 West 20<sup>th</sup> Street, New York, New York 10011

**History** Built in 1888; located in the historic Flatiron District

**Height** Approx. 200 feet

<b>Floor Sizes</b>	<u>Floors</u>	<u>Rentable Area</u>
	1 <sup>st</sup> Floor (Retail)	15,529
	Floors 2-6	21,574
	Floors 7-8	20,646
	Floor 9	18,044
	Floors 10 & 11	6,850

**Major Tenants** EMI Music

- Recent Upgrades**
- New main lobby w/glass/metal entrance doors & a new security console
  - New windows – rear facade, Traco 9000
  - New elevator cabs
  - New elevator EMR upgrade (cars # 3&4) to solid state
  - New Carlyle roofing system – 9th & 11th floor roofs
  - LL#11 Façade Restoration – entire exterior elevations
  - All EMI floors have been renovated including finishes, bathrooms (ADA compliant), lighting, electrical, A/C units, lobbies, fire and life safety systems, all floors alarmed with state of the art video surveillance system, 10<sup>th</sup> floor new cafeteria & roof garden

**Building Operating Hours** Card access – 24/7                      Building coverage – 24/7

**Elevators** Passenger Elevators:                      Two (2) cars (#1 & 2) service floors  
 Basement – 9  
 One (1) car (car #3) service floors  
 Basement - 11

Freight Elevator Cars:                      One (1) car (#4) service floors Basement - 11

**HVAC** New BAC Cooling Tower (600 tons) supports sixteen (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. 7AM – 10PM Except building holidays & weekends

Water Cooling Capacity:                      600 tons, glycol system



# 150 5<sup>th</sup> Avenue Building Fact Sheet

## 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.

**Monitoring System** New BMS system that monitors HVAC system.

**Electrical** Two new electric services: Switchgear #1 – 4,000 amps with (12) 600 amp distribution switches servicing all tenant floors. Switchgear #2 – 4,000 amps w/ (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 rsf is provided 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.

**Emergency Back-Up  
Power Availability** N/A

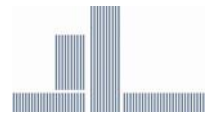
**Security** Building Security Coverage: 24/7  
Concierge: Mon – Fri 8AM – 5PM  
On-Guard Security: Mon – Fri 5PM – 8AM; Sat – Sun 24 hours  
Squad Security (Tenant): 24/7  
Building personnel: Mon – Fri 7AM – 12AM, Sat 8AM – 8PM  
Video surveillance system and professional security/building staff ensure tenant safety. Deliveries are routed through the freight entrance to the 7<sup>th</sup> floor mailroom. Special deliveries for the tenants are pre-arranged.

**Telecom/Cable/Internet** Direct TV provides service at the building. Entry locations are on 5<sup>th</sup> Avenue & 20<sup>th</sup> Street. Verizon provides telephone and internet service.

**Parking** NA

**Freight Entrance** Located on 20<sup>th</sup> Street; all deliveries are directed through this loading entrance.

**Roof Space** 9<sup>th</sup> floor roof – south side, 11<sup>th</sup> floor roof – north side, space available for mechanical equipment



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<b>Ceiling Heights</b>	Varies: 2 -3 floors: 14'; 4 -8: 12'; 9-11: 10'6"
<b>Column Spacing</b>	Basement = 25' 2-11 = approx. 20' center to center
<b>Mullion Spacing</b>	Varies: 36" – 72" depending on elevations
<b>Storage Space</b>	Some availability
<b>Domestic Water</b>	Two independent water lines service the building. The two water services enter on 5 <sup>th</sup> Ave. & 20 <sup>th</sup> Street.
<b>Floor Load</b>	1 <sup>st</sup> floor: 100 lbs psf; Mezzanine: 100 lbs psf; 2-9 & 11: 50lbs psf; 10 <sup>th</sup> floor: 50& 100 lbs psf
<b>Area Amenities</b>	The building is located in the historic "Flatiron District". It is surrounded by many upscale restaurants, retail stores and institutions.
<b>Transportation</b>	The building is located adjacent to the MTA: 4, 5, 6, N, R, F, W & Q subway; three stops from Time Square & Port Authority Bus Terminal, & two stops from Grand Central Station.