

200 FIFTH AVE

200 FIFTH AVENUE BUILDING FACT SHEET



142 West 57th Street
New York, NY 10019

212 920 3388 T
914 441 3456 C



200 Park Avenue
New York NY 10166

212 984 6525 T
917 842 3368 C

OWNER 200 Fifth Avenue Owners, LLC

MANAGER L&L Holding Company

LOCATION Corner of Fifth Avenue and 23rd Street

HISTORY Built in 1909. Renovated and modernized in 2007/2008

HEIGHT 14 Floors Plus Roof

FLOOR SIZES	Floors	Rentable Area
	Basement	19,938 usable
	Ground Level	60,514
	Floor 2	62,247
	Floor 3	63,243
	Floor 4	62,847
	Floors 5 to 7	59,842
	Floors 8 to 11	57,977
	Floors 12 to 14	56,278
	Roof	28,978

BUILDING CONSTRUCTION Steel & concrete

FOUNDATION Poured Concrete

DECK Concrete (basement) mix of composite metal deck and terracotta with topping slab (floors 1-roof)

EXTERIOR Brick and Limestone with Decorative Terra Cotta cornices.

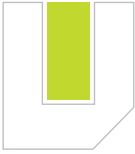
FLOOR LOAD 50 lbs

ADA COMPLIANT Meets code

MAJOR TENANTS Grey Advertising

- RECENT UPGRADES**
- All new utilities
 - New Windows
 - Historic Facade restoration
 - Storefront replacement
 - New Lobby
 - New elevators and cabs
 - Interior courtyard with Landscaping
 - New Curtainwall
 - LEED GOLD certification ***Projected***

BUILDING OPERATING HOURS 24 hours a day, 7 days a week



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ELEVATORS Passenger Elevators 2500lbs 6 cars serviced floors L, 2-8, 15 Low Rise
 Speed 600 fpm 2 Elevators service B
 6 cars services floors High Rise L, 9-15
 2 Elevators service B

23rd Street 3 cars All Floors 2@ 2500lbs, 350fpm
 SE1 B - 14 1@ 4500lbs, 450fpm
 SE2 & SE3 L-14

Freight Elevator Cars: 2 freight All Floors SB, L - 14
 SE 4 & SE 5 24th Street 5000lbs @450 fpm and 2500lbs @ 600 fpm

Material Lift 2500lbs Serves SB to B levels

HVAC Four 40-Ton VAV water-cooled A.C. units with waterside economizer capability on each floor. Variable air volume is available throughout the building for individualized comfort. New 3,200 Ton condenser water tower system. New fin tube hot water perimeter radiation system

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

System Performance Parameters:

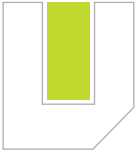
The base building systems shall be upgraded to satisfy the following HVAC system design criteria:

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

In 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 100 USF, and a maximum of space light and power demand load of 5 watt/USF.



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SPECIAL SERVICES Overtime HVAC Cost: **Cooling**
 \$150.00 per hour/no minimum (subject to increases)
Heating
 \$150 per hour/no minimum (subject to increases)

Supplement Condenser Water Cooling Capacity: Approximately 800 tons available

Supplemental Cooling Cost: \$1,500/ton tap in fee
 \$350/ton

ELECTRICAL Con Edison provides service to the building on 24th. Street. The building service is rated at 25,000 amps (servicing commercial tenant space) and distributed to the floors at 460/265 volts. Each floor is provided with 600 amps used for both lighting and power. Capacity is 8 watts per usf

LIFE-SAFETY Emergency generator supports elevators and Building emergency lighting. Full-building sprinkler system is installed.

A Class E, addressable fire alarm is provided for the building. Tenants will be able to connect their fire alarm devices to data-gathering panels on every 2ND floor.

**EMERGENCY BACK-UP
POWER AVAILABILITY**

Existing Service for Building life safety only. Locations available for tenant dedicated systems including fuel storage.

SECURITY

24 hour 7 days a week uniformed guard service. Deliveries and messengers are announced and logged in at security desk showing appropriate photo identification.

TELECOM/CABLE/INTERNET

Three Tel/Comm. rooms on each floor and two main POE's in basement.

SLAB TO SLAB HEIGHTS

<u>Floors</u>	<u>Underside of slab</u>
Basement	9' - 8" varies
Ground Level	18' - 10"
Floor 2	13' - 9"
Floor 3	12' - 3"
Floor 4 to 13	10' - 3"
Floor 14	10' - 3" lowest area
Roof	Perimeters 11' - 1" slopes to 12' - 3" at courtyard varies

COLUMN SPACING

Approximately 20 feet on center

**DOMESTIC WATER
AREA AMENITIES**

Two independent street services for the building on 23RD and 24TH Street.

Transportation, shopping, Madison Square Park

TRANSPORTATION

The building easily accessible to the B, D, R, N, W,V, F, Path and 6 trains .