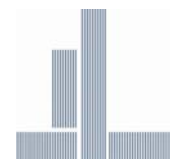


600 Third Avenue Building Fact Sheet

Owner	Third Avenue Tower Owner, LLC		
Manager	L&L Holding Company		
Location	West side of 3 rd Avenue between 39 th and 40 th Streets		
History	Constructed 1970		
Height	590 feet (42 stories)		
Floor Sizes	Typical building rentable floor area is 21,382 - 12,505 square feet		
Major Tenants	Court TV, Sumitomo Corp., L3 Communications, Loral Space & Communications, Jaffe & Asher, Mission of New Zealand and Mission of Austria		
Recent Upgrades	<p>Building renovations include:</p> <p>Visitor registration and security turnstile system</p> <p>Building lobby</p> <p>New elevator cabs/modernization</p> <p>Renovated core restrooms – floors 5, 8, 9, 11, 14, 15, 18, 21, 27, 28, and 31</p> <p>Renovated elevator lobbies and corridors – 5, 8, 9, 11, 14, 15, 18, 21, 27, 28, and 31</p>		
Building Operating Hours	24 hours a day, 7 days a week		
Elevators	<u>Passenger Elevators:</u>	4 cars service floors	L– 14
		4 cars service floors	L, 15 - 28
		4 cars service floors	L, 30 – 42
	<u>Freight Elevator Car:</u>	1 car plus one hydraulic L – SC	
HVAC	Constant air volume is supplied throughout the building for individualized comfort, and enhanced with a 2-pipe convector system at perimeter offices.		
	<u>Base Building HVAC Hours:</u>	Mon.-Fri. 8:00am – 6:00pm	
	<u>Supplement Condenser</u>		
	<u>Water Cooling Capacity:</u>	Approximately *520 tons	
		*Subject to capacity in use	
	<u>System Performance Parameters:</u>		
	<u>Summer Temperature:</u>	78°F – 50% R.H. when the outdoor dry bulb temperature is 89°F and wet bulb temperature is 73°F WB.	
	<u>Winter Temperature:</u>	70°F when the outdoor temperature is 15°F.	



600 Third Avenue Building Fact Sheet

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 Three 460 volt, 3 phase, 4 wire services from Con Edison with incoming service rated at 4,250 amps at 277/480 volts serve the electrical needs of the building. Power is fed through three 3,000 amp switch boards and routed to two electrical closets on each floor with step down transformers.

Life-Safety An emergency generator rated at *1250 KW supports a variety of loads including elevators and emergency lighting.
* *Subject to capacity in use*

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

Emergency Back-Up Power Availability Select tenant loads exist on the base building generator. Additional loads can be considered on a case by case basis.

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, AT&T, Cogent and Verizon are present with the building with multiple access points.

Loading Dock Covered loading dock, located on 39th Street. 25' maximum length.

Roof Space Available pursuant to Landlord approval.

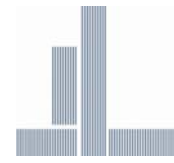
Ceiling Heights Range from 12'2" through 13'9":
Floors 2-6 – 12'9"
Floors 6-7 – 13'9"
Floors 8-9 – 12'2"
Floors 10-12 – 12'6"
Floor 14-M1 – 12'4"
Floors 28 – 29(M2) – 12'6"
Floors 30-31 – 12'2"
Floors 32-41 – 12'6"

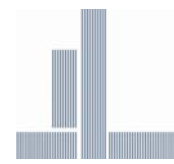
Column Spacing Approximately 25' on center.

Mullion Spacing Approximately 4'0" on center.

Storage Space Available.

600 Third Avenue Building Fact Sheet





600 Third Avenue Building Fact Sheet

Domestic Water Two independent street services for the building (39th & 40th Street).

Floor Load Live load 50 lbs per square foot.

Area Amenities Immediate access to Grand Central with close proximity to the United Nations, Times Square and theatre district. Several well known restaurants and hotels are located within the neighborhood.

Transportation The building is located two blocks east and south of Grand Central Station, and within two blocks of the 4, 5, 6 and 7 subway lines as well as the Times Square Shuttle. The Hampton bus service stop is adjacent to the building.

Special Services Overtime HVAC Cost:

Cooling

\$325 per hour/*4-hour minimum (subject to increases) for the first floor or part thereof.

Heating

\$215 per hour/*4-hour minimum (subject to increases) for the first floor or part thereof.

Supplemental Cooling Cost:

\$600/ton/annum or \$0.50 per ton per hour,
\$1,500 tap in fee.

** Please note 4 hour minimum is for weekends and holidays only.*