

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

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
Floor 11, 14,500 RSF

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
Basement – 4
1 car (#3) service floors
Basement – 11

Freight Elevator Cars
(entrance on 20th street)

1 car (#4) service floors
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 satellites upon request.

Outdoor Space

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

2,250 SF common roof deck on 12th floor

Storage Space

Available upon request

HVAC

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