



142 West 57th Street Building Fact Sheet

Building Name Metropolitan Tower

Manager L&L Holding Company, LLC

Location 57th Street between 6th and 7th Avenues

History Built in 1986

Architect Schuman, Lichtenstein, Claman & Efron

Stories 18 Floors (Commercial Office floors)

Zone C5-3

Floor Sizes	<u>Floors</u>	<u>Rentable Area</u>
	Floor 2	14,992
	Floors 3-12	15,586
	Floors 14-18	14,676

Building Construction Steel & Concrete

Foundation Poured Concrete

Deck Poured-In-Place Concrete

Façade Glass curtain wall

Floor Load 50 lbs

ADA Compliant Meets code

Major Tenants L&L Holding Company, LLC
Hutchin Hill Capital
Macquarie Holdings

Recent Upgrades Renovated Lobby 2008

Building Operating Hours 24 hours a day, 7 days a week

Elevators

<u>Passenger Elevators:</u>	1 car services floors	B1-18
Speed 700 fpm	3 cars service floors	1 – 18
<u>Freight Elevator Cars:</u>	1 hydraulic freight – loading dock to B-1	
3000 capacity		

HVAC New 30-ton Trane water cooled package units on each floor. Variable air volume is available throughout the building for individualized comfort. A new 800-ton cooling tower was installed in 2006. New fin tube perimeter radiation system installed late 2004 for entire building.

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



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- Electrical** Con Edison provides service to the building on 57th Street. The building service is rated at 16,000 amps (servicing residential and commercial units) and distributed to the floors at 120/208 volts. Each floor is provided with 400 amps used for both lighting and power.
- Life-Safety** Emergency generator supports elevators and 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 existing fire alarm devices to data-gathering panels on every 4th floor.
- Security** 24 hour 7 days a week uniformed guard service.
- Telecom/Cable/Internet** Time Warner, Intellispace. One point of entry for all telecommunications and data services provides redundancy and reliability for critical systems.
- Parking** 80 space parking garage (space available upon request.)
Managed by Central Parking
- Ceiling Heights** 2nd to 17th floor = 10 feet 5 inches / 18th Floor = 12 feet 5 inches
- Column Spacing** Approximately 19 feet
- Mullion Spacing** Approximately 4 feet 8 inches
- Loading Dock** 1 bay loading dock, located on 56th St ground level
- Domestic Water** Two independent street services for the building on 56th and 57th Street.
- Area Amenities** Property is within a few blocks of Rockefeller Center, Columbus Circle, Central Park, the Plaza Hotel and many other landmarks. The Tower rises above the renowned Carnegie Hall and is less than two blocks from the intersection of Fifth Avenue and 57th Street, the heart of New York's finest international shopping.
- Transportation** The building is located with immediate access to the E, F, R, N, W and Q.