

600 THIRD AVENUE

Building Fact Sheet

OWNER	Third Avenue Tower Owner, LLC
MANAGER	L&L Holding Company LLC
LOCATION	West side of 3rd Avenue between 39th and 40th Streets
HISTORY	Constructed 1970, LEED Gold March 2019
HEIGHT	590 feet (42 stories)
FLOOR SIZES	Typical building rentable floor area is 21,382 - 12,505 square feet
MAJOR TENANTS	Polsinelli, Pomerantz, New York City Football Club, Jaffe & Asher, Mission of New Zealand and Mission of Austria
RECENT UPGRADES	<p>Building renovations include:</p> <ul style="list-style-type: none"> • New domestic water tanks in low and mid rise zones • CO2 sensors to maximize indoor air quality outside air intakes • High Efficiency MERV14 Filters throughout • New elevator cabs/modernization • Renovated core restrooms - floors 5, 8, 9, 11, 14, 15, 18, 21, 27, 28, and 31 • Renovated elevator lobbies and corridors - 5, 8, 9, 11, 14, 15, 18, 21, 27, 28, and 31
OPERATING HOURS	24 hours a day, 7 days a week
ELEVATORS	<p>Passenger Elevators:</p> <p>4 cars service floors; L- 14 4 cars service floors; L, 15 - 28 4 cars service floors; L, 30 - 42</p> <p>Freight Elevator Car: 1 car plus one hydraulic; L - SC</p>

HVAC

Constant air volume is supplied throughout the building for individualized comfort, and enhanced with a 2-pipe convector system at perimeter offices.

Base Building HVAC Hours:

Mon.-Fri. 8:00am - 6:00pm

Supplement Condenser Water Cooling

Capacity:

Approximately *520 tons

*Subject to capacity in use

System Performance Parameters:

Summer Temperature:

72°F indoors (+- 2 degrees F) when the outdoor dry bulb temperature is 92°F and wet bulb temperature is 75°F WB.

Winter Temperature:

Not less than 68°F when the outdoor temperature is greater than or equal to 5°F and winds are less than or equal to 15 mph.

Outside Air:

Minimum outside air -0.20 CFM/USF (per NYC Ventilation Code)

The above specifications will be met at space of loads of a maximum of 1 person per 100 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.

600 THIRD AVENUE

Building Fact Sheet

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 an addressable Class E fire alarm system.

EMERGENCY BACK-UP POWER AVAILABILITY Tenant loads being connected to generator can be considered on a case by case basis. 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 Cogent, Verizon, Level 3 Communications, Time Warner Telecom, Spectrum, Windstream, AT&T and Time Warner Cable

LOADING DOCK Covered loading dock, located on 39th Street. 25' maximum length.

ROOF SPACE Available pursuant to Landlord approval and availability.

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.

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. Blink Fitness is a retail tenant at 600 Third Avenue.

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
\$407.89 per hour/*4-hour minimum (subject to increases) for the first floor or part thereof.
Heating
\$275.60 per hour/*4-hour minimum (subject to increases) for the first floor or part thereof.
Supplemental Cooling Cost:
\$650/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.