



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	Floors	Rentable Area
	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, WeWork, Fifth Third Bank, Hilton Resorts Corporation	
BUILDING OPERATING HOURS	24 hours a day, 7 days a week	
ELEVATORS	<p>Passenger Elevators:</p> <ul style="list-style-type: none"> • Speed 700 fpm • 1 car services floors B1-18 • 3 cars service floors 1 - 18 <p>Freight Elevator Car:</p> <ul style="list-style-type: none"> • 3000 capacity • 1 hydraulic freight - loading dock to B-1 	
HVAC	<p>30-ton Trane water cooled package units on each floor. Variable air volume is available throughout the building for individualized comfort. 800-ton cooling tower was installed in 2006. New fin tube perimeter radiation system installed late 2004 for entire building.</p> <p>Base Building HVAC Hours: Mon.-Fri. 8:00am - 6:00pm</p>	

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	<p>Emergency generator supports elevators and emergency lighting. Full-building sprinkler system is installed.</p> <p>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.</p>
SECURITY	24 hour 7 days a week uniformed guard service.
TELECOM/CABLE/INTERNET	Two points of entry on 57th and 56th Streets. Carriers are Verizon, Level 3 RCN, Lightower, Zayo, and Time Warner.
PARKING	80 space parking garage (space available upon request.) Managed by iPark
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 adjacent to the N, R, W, Q, F. 3-minute walk to Columbus Circle A,C, B, D, 1.