



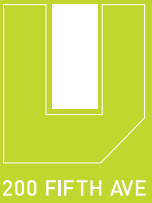
200 FIFTH AVE

# 200 FIFTH AVENUE

## Building Fact Sheet

<b>OWNER</b>	200 Fifth Avenue Owners LLC
<b>MANAGER</b>	L&L Holding Company LLC
<b>LOCATION</b>	In the historic Flatiron District, at the intersection of Fifth Avenue and 23rd Street, across from Madison Square Park
<b>HISTORY</b>	Constructed 1908. Renovated and modernized in 2007-2008
<b>HEIGHT</b>	252 feet (14 floors plus roof)
<b>FLOOR SIZES</b>	Typical building rentable area is 56,000 – 63,000 square feet
<b>MAJOR TENANTS</b>	Grey Global, Tiffany, Eataly, Endeavor
<b>RECENT UPGRADES</b>	Building renovations include: <ul style="list-style-type: none"><li>• Leeds Certification</li><li>• New elevator cabs/modernization</li><li>• New direct expansion air conditioning units on every floor</li><li>• New hot water heating system</li><li>• New electrical service, risers, and closets</li><li>• New windows</li><li>• New modern lobby</li><li>• New landscaped courtyard</li><li>• New cooling towers</li><li>• New telecommunications point of entry and risers</li></ul>
<b>OPERATING HOURS</b>	24 hours a day, 7 days a week
<b>ELEVATORS</b>	<b>Passenger Elevators:</b> <ul style="list-style-type: none"><li>• 6 cars services floors 1-9, 15;</li><li>• 4 cars service the basement</li><li>• 6 cars service floors 1,9-15;</li><li>• 2 cars service the basement</li></ul> <b>Freight Elevator Car:</b> <ul style="list-style-type: none"><li>• One 5,000 lbs. capacity elevator services floors B – 14</li><li>• One 4,500 lbs capacity elevator services floors B – 14</li><li>• One 2,500 lbs capacity elevator services floors SB – 14</li><li>• Two 2,500 lbs capacity elevator services floors 1, 13, 14</li></ul>

<b>HVAC</b>	<ul style="list-style-type: none"><li>• 4 New DX units are installed on floors 2-14</li><li>• New hot water radiation units installed on floors 2-14</li></ul> <b>Base Building HVAC Hours:</b> Mon.-Fri. 8:00am – 6:00pm <b>Supplement Condenser Water Cooling Capacity:</b> 518 tons <b>System Performance Parameters:</b> <b>Summer Temperature:</b> 78°F – 50% R.H. when the outdoor dry bulb temperature is 89°F and wet bulb temperature is 73°F WB <b>Winter Temperature:</b> 70°F when the outdoor temperature is 15°F <b>Outside Air:</b> 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 100 USF, and a maximum of space light and power demand load of 6 watt/USF.
<b>ELECTRICAL</b>	Four 460-volt, 3 phase, 4 wire services from Con Edison with incoming service rated at 25,000 amps at 277/480 volts serve the electrical needs of the building. Power is fed through five 5,000-amp switch boards and routed to three electrical closets on each floor with step down transformers.
<b>LIFE-SAFETY</b>	An emergency generator rated at 1,000 KW supports a variety of loads including elevators and emergency lighting.  The building is fully sprinklered and has an addressable Class E fire alarm system.



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**EMERGENCY BACK-UP POWER AVAILABILITY** Additional generator space 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. Tenant operated messenger centers are in the cellar and are accessed via the 24th Street freight elevator.

**MONITORING SYSTEM** Building management system allows the engineering staff to monitor systems on a real-time basis

**TELECOM/ CABLE/INTERNET** Time Warner, AT&T and Verizon are present with the building with multiple access points

**LOADING DOCK** None

**ROOF SPACE** Available pursuant to Landlord approval and availability

CEILING HEIGHTS	Basement	8' - 9' slab to slab (varies)
	Ground Floor	18' 10" slab to slab
	Floor 2	13' 9" slab to slab
	Floor 3	12' 3" slab to slab
	Floor 4-13	10' 3" slab to slab
	Floors 14	11' 1" slopes to 12' 3" at courtyard

**COLUMN SPACING** 20-22'

**MULLION SPACING** 7'

**STORAGE SPACE** Available pursuant to availability

**DOMESTIC WATER** Two independent street service feeds for the building (23rd & 24th Street)

**FLOOR LOAD** Live Load: 50lbs p/sf office  
100lbs p/sf retail

**AREA AMENITIES** The building is in the historic Flatiron District directly across from Madison Square Park, home to many of the City's most popular restaurants and retail

**TRANSPORTATION** The building is easily accessed by range of transportation options. The R, W, 6, M, F and Path trains are within one block of the building

**SPECIAL SERVICES** Supplemental Cooling Cost: \$1,250.00 per ton