

## Specifications

<b>DESCRIPTION AND LOCATION</b>	Built in 1930, designed by Bowden & Russell and acquired by Jack Resnick & Sons in 1968, one block from Bloomingdales, this distinct building at the corner of Lexington Avenue and 58th Street is ideal for professional service companies.
<b>LOBBY</b>	Newly renovated lobby features travertine walls, velvet concordia stone floors, concierge desk and new elevator cabs and finishes.
<b>BUILDING AREA</b>	137,624 SF
<b>FLOORS</b>	15 Floors Ground Floor Retail: 7,116 SF Floors 2-9: 10,647-11,317 SF Floor 10: 9,854 SF Floor 11: 5,615 SF Floor 12: 8,499 SF Floor 14: 8,110 SF Floor 15: 5,955 SF
<b>SELECT TENANTS</b>	
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11-12' slab-to-slab
<b>ELEVATORS</b>	2017 modernization completed December 2018. One (1) passenger elevator: Basement-Lobby-15th floor - 2,100 lbs. cap. One (1) passenger elevator: Lobby - 14th floor - 2,100 lbs. cap. One (1) passenger elevator: Sub-Basement-Lobby - 14th floor - 2,100 lbs. cap. One (1) passenger freight elevator: Sub-Basement - 15th floor - 2,100 lbs. cap.
<b>EMERGENCY POWER</b>	Emergency lighting with battery back-up for all common areas.
<b>SECURITY</b>	24/7 attended lobby. Exterior of building is monitored by CCTV cameras.
<b>SERVICE ENTRANCE</b>	Delivery entrance with direct access to freight elevators.
<b>BASE BUILDING HVAC</b>	Tenant A/C by individual package units. Heating is provided by perimeter steam radiation.
<b>ELECTRICAL</b>	208/3 phase with six (6) watts per usable SF connected load available for tenant use. Participation in New York State & Con Edison Electric Demand Response programs.
<b>BUILDING MANAGEMENT SYSTEM</b>	Utility real-time monitoring & energy data insights via David Energy's EMS platform.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Building is fully sprinklered.
<b>PARKING &amp; AMENITIES</b>	Adjacent full service parking garage with 150 spaces.
<b>TELECOM</b>	WiredScore Gold Certified - AT&T, Lightpath, Spectrum Business, Verizon, Verizon Enterprise (Please see Telecommunications Factsheet for more details)



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