

110 EAST 59 STREET

PLAZA DISTRICT

Specifications

DESCRIPTION AND LOCATION	Built in 1968 by Jack Resnick & Sons and designed by W. M. Lescaze Architect, 110 East 59th Street is a 37 story, Class A office tower. Strategically located in New York's highly desired Plaza District on 59th Street between Park and Lexington Avenues, the building is steps away from some of the finest hotels, shops and restaurants in Midtown. Tower floors offer sweeping views of Central Park, the East River and Midtown Skyline.
LOBBY	Through-street lobby with azul cielo marble walls and black granite floors. Featured artwork "Night and Day" by Yaacov Agam, 1971 in the lobby & "Rondo" by Tony Rosenthal, 1969 in the 58th Street Plaza.
BUILDING AREA	612,180 SF
FLOORS	37 Floors Floor 2: 17,074 SF Floors 3-11: 23,472 SF Floors 12-15: 21,818 SF Floors 18-37: 13,284 SF
SELECT TENANTS	Cantor Fitzgerald, Estee Lauder, RP Management, JF Lehman, ZMC Advisors, Northwell Health Systems
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	11' - 12' slab-to-slab
ELEVATORS	Modernized elevators cabs, new cab finishes & touchless destination dispatch system (2020). Six (6) low-rise passenger elevators: Lobby - 15th floor - 3,000 lbs. cap. Five (5) high-rise passenger elevators: 18th - 37th floor - 3,000 lbs. cap. One (1) freight elevator: serving all floors - 3,000 lbs. cap. Two (2) passenger elevators: Lobby - 2nd floor - 2,500 lbs. cap.
WINDOWS	Energy efficient glazed pane windows.
EMERGENCY POWER	A 750 -kW natural gas generator provides back-up power to all fire, life safety and critical systems (2019).
SECURITY	24/7 attended lobby; electronic access via new glass turnstiles; web-based visitor pass system. All common areas and building exterior are monitored by CCTV cameras.
LOADING DOCK/ MESSENGER CENTER	Full service one (1) bay loading and delivery facilities with direct access to freight elevator located on 58th Street
BASE BUILDING HVAC	Central plant consists of one (1) 3,500-ton capacity, three (3) cell cooling towers and two (2) 850-ton electric chillers which provide chilled water to central interior air handlers and perimeter induction units. Merv 13 Filters. Heat is provided by boilers fed by natural gas to interior air handlers and hot water converter to perimeter induction units.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air conditioning.
ELECTRICAL	Six (6) watts per usable SF connected load available for tenant use, with additional power available upon demonstrated tenant's need. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	Allertion BMS system (2019). Mycor Energy Management Platform installed 2017. Utility real-time monitoring & energy data insight via CPOWER Corp. EMS platform.
LIFE SAFETY	Class-E Fire Alarm System. Building is fully sprinklered.
PARKING & AMENITIES	Full service garage with 150 spaces.
TELECOM	WiredScore Gold Certified -AT&T, Cogent, Crown Castle, Lightpath, Spectrum Business, Spectrum Enterprise, Verizon, Zayo Group (Please see Telecommunications Factsheet for more details) A Distributed Antenna System (DAS) is in place throughout all tenant spaces which enhances cellular service areas.
TRANSPORATION	Convenient to 4, 5, 6, N, Q, R, W subways, Roosevelt Island Tram and Midtown buses.



Jack Resnick & Sons
Owners & Builders Since 1928



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SUSTAINABILITY	ENERGY STAR, 2023 LEED EB:OM Gold Certification with the U.S. Green Building Council & WELL Designation.
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