

# 110 EAST 59 STREET

# PLAZA DISTRICT

## Specifications

<b>DESCRIPTION AND LOCATION</b>	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.
<b>LOBBY</b>	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.
<b>BUILDING AREA</b>	612,180 SF
<b>FLOORS</b>	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
<b>SELECT TENANTS</b>	Cantor Fitzgerald, Estee Lauder, RP Management, ZMC Advisors, Northwell Health Systems
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11' - 12' slab-to-slab
<b>ELEVATORS</b>	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.
<b>WINDOWS</b>	Energy efficient glazed pane windows.
<b>EMERGENCY POWER</b>	A 750 -kW natural gas generator provides back-up power to all fire, life safety and critical systems.
<b>SECURITY</b>	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.
<b>LOADING DOCK/ MESSENGER CENTER</b>	Full service one (1) bay loading and delivery facilities with direct access to freight elevator located on 58th Street
<b>BASE BUILDING HVAC</b>	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.
<b>SUPPLEMENTAL HVAC</b>	Condenser water is available for tenant supplemental air conditioning.
<b>ELECTRICAL</b>	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.
<b>BUILDING MANAGEMENT SYSTEM</b>	Allertion BMS system. Mycor Energy Management Platform. Utility real-time monitoring & energy data insight via CPOWER Corp. EMS platform.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Building is fully sprinklered.
<b>PARKING &amp; AMENITIES</b>	Full service garage with 150 spaces.
<b>TELECOM</b>	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.
<b>TRANSPORTATION</b>	Convenient to 4, 5, 6, N, Q, R, W subways, Roosevelt Island Tram and Midtown buses.



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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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