

## 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 panoramic views of Central Park, 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, 1928. "Rondo" by Tony Rosenthal, 1969 is located 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>MAJOR TENANTS</b>	Cantor Fitzgerald, Estee Lauder, RP Management and Northwell Health Systems
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11'6" slab-to-slab
<b>ELEVATORS</b>	Modernized elevators cabs, new cab finishes & 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 installed 2011.
<b>EMERGENCY POWER</b>	A new 750 -kW natural gas generator provides back-up power to all fire, life safety and critical systems (2019).
<b>SECURITY</b>	24/7 attended lobby; electronic access via new glass turnstiles; web-based visitor pass system. All common areas and exterior of building 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 elevators 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. Heat is provided 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 available upon demonstrated tenant's need.
<b>BUILDING MANAGEMENT SYSTEM</b>	New Allerton BMS system installed in 2019.
<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) has been installed in all tenant spaces which will enhance cellular service on all tenant floors and building common areas.
<b>TRANSPORTATION</b>	Convenient to 4, 5, 6, N, Q, R, W subways, Roosevelt Island Tram and Midtown buses.
<b>SUSTAINABILITY</b>	ENERGY STAR Designation

# 110 EAST 59 STREET

# PLAZA DISTRICT



Jack Resnick & Sons  
*Owners & Builders Since 1928*

110 East 59 Street  
New York, NY 10022-1379  
resnicknyc.com

**Fran Delgorio**  
646.253.3100  
fdelgorio@resnicknyc.com

**Brett S. Greenberg**  
646.253.3113  
bgreenberg@resnicknyc.com



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