

Specifications

DESCRIPTION AND LOCATION	Built in 1929 and designed by Architect J.E.R. Carpenter, the 25-story building was acquired by Jack Resnick & Sons in 1976. Located on Madison Avenue at the corner of 52nd Street in New York's highly desirable Plaza District. The building is steps from Rockefeller Center, St. Patrick's Cathedral, Fifth Avenue shopping and Grand Central Station.
LOBBY	Renovated in 2001, lobby features Portuguese limestone, southern black granite, medium green marble and wrap-around wood panels. Featured art work "Girl Seated Against Square Wall" by Henry Moore, 1958.
BUILDING AREA	305,675 SF
FLOORS	24 Floors + Penthouse Floor 2: 12,140 SF Floors 3-8: 15,736 SF Floors 9-12 14,101 SF Floor 13: 13,962 SF Floor 14: 13,803 SF Floor 15: 12,476 SF Floor 16: 12,647 SF Floor 17: 12,661 SF Floors 18-20: 10,320 SF Floors 21-23: 8,179 SF Floor 24: 8,872-6,473 SF Penthouse: 2,399 SF
MAJOR TENANTS	Standard Security Life Insurance, Signature Bank, Midtown Orthopedic Specialist Management, SD Daniel, Janover LLC, Stevens & Lee, Zibro Family Management Corp., East West Bank, Hilltop Securities, Inc., RW USA, Fresco by Scotto and Gregorys Coffee
FLOOR LOAD	40-120 lbs. per SF live load
CEILING HEIGHTS	10'5" slab-to-slab
ELEVATORS	Three (3) passenger elevators: Lobby - 12th floor - 2,500 lbs. cap. Two (2) passenger elevators: Lobby - 13th - 24th floor - 2,500 lbs. cap. One (1) passenger elevator: Basement, Lobby - 14th floor - 2,500 lbs. cap. One (1) passenger elevator: Basement, Lobby, 13 - 24th floor -2,500 lbs. cap. One (1) freight elevator: Loading Area - Basement - 4,500 lbs. cap.
WINDOWS	Energy efficient double glazed windows installed in 2012.
EMERGENCY POWER	A 150-kW natural gas generator provides back-up power to all fire, life safety and critical systems.
SECURITY	24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
LOADING DOCK/ MESSENGER CENTER	Service & Freight entrance on 52nd Street.
BASE BUILDING HVAC	Central plant consists of one (1) 1,200-ton capacity, three (3) cell cooling towers, two (2) 400-ton centrifugal chillers (installed 2012) providing chilled water to central interior air handlers and perimeter induction units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter induction units.
SUPPLEMENTAL HVAC	Condenser water available for tenant supplemental air conditioning.
ELECTRICAL	Two (2) Electric Buss Duct risers one (1) 2,000-amps and one (1) 3,000-amps. Six (6) watts per usable SF connected load available for tenant use.
BUILDING MANAGEMENT SYSTEM	Andover BMS system installed in 2011. EcoGenesis SmartGrid® installed 2017
LIFE SAFETY	Class-E Fire Alarm System. Building is fully sprinklered.
TELECOM	WiredScore Gold Certified - AT&T, Crown Castle, Level 3, Pilot Fiber, Spectrum Business, Verizon, XO Communications (Please see Telecommunications Factsheet for more details)
TRANSPORTATION	Convenient to all transportation including 4, 5, 6, E, M, 7, Grand Central Station, subways and surface transit.



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Owners & Builders Since 1928

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SUSTAINABILITY	2017 LEED EB:OM Gold Certification, 2014 LEED EB:OM Silver Certification
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485 MADISON AVENUE

PLAZA DISTRICT



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