

## Specifications

<b>DESCRIPTION AND LOCATION</b>	Built by Jack Resnick & Sons in 1962 and 1968, this distinctive 18-story tower was designed by Herbert Tannenbaum. The building underwent a major renovation in 2009, including a distinctive double-height stone and glass lobby with 2-story retail storefronts, a new aluminum curtain wall system, new windows, new cooling tower and a modernized elevator system with new cabs. The striking redevelopment was designed by MdeAS Architects.
<b>LOBBY</b>	Redesigned lobby and storefronts featuring Italian Verde granite floors and Danby Vermont marble and glass finishes with a 2-story entrance. Featured artwork "Mega Flux and the Bodies of Perception" by Lydia Donna, 1999-2000.
<b>BUILDING AREA</b>	163,077 SF
<b>FLOORS</b>	18 Floors Floor 2: 11,477 SF Floors 3-6: 12,081 SF Floors 7-11: 9,577 SF Floors 12-13: 8,393 SF Floors 14-16: 6,655 SF Floors 17-18: 5,061 SF
<b>MAJOR TENANTS</b>	The Trustees of Columbia University, Culbro LLC, Kempen & Co., Beech Hill Securities, QS Investors and WeWork Retail tenants include: TD Bank, Gregorys Coffee and Pret a Manger
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11'4" slab-to-slab
<b>ELEVATORS</b>	Modernized elevators (2011). Two (2) passenger elevators: Lobby - 18th floor - 2,500 lbs. cap. One (1) passenger elevator: Basement - 18th floor - 3,000 lbs. cap.
<b>EMERGENCY POWER</b>	A new 240-kW diesel fuel oil generator provides back-up power to all fire, life safety and critical systems (2019).
<b>SECURITY</b>	24/7 attended lobby; electronic access system; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
<b>BASE BUILDING HVAC</b>	Central plant consists of one (1) 600-ton capacity cooling tower (installed 2008) and one (1) 400-ton chiller (installed 2012) providing chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/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.
<b>BUILDING MANAGEMENT SYSTEM</b>	Andover BMS system installed in 2011.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Building fully sprinklered.
<b>TELECOM</b>	WiredScore Gold Certified - Lighttower, Spectrum Business, Stealth, Verizon, XO Communications, Zayo Group (Please see Telecommunications Factsheet for more details)
<b>TRANSPORTATION</b>	Adjacent to 4, 5, 6, E & M subways, surface transit and Citibike.



Jack Resnick & Sons  
Owners & Builders Since 1928

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

Fran Delgorio  
212.421.1300  
fdelgorio@resnicknyc.com

Brett S. Greenberg  
212.421.1300  
bgreenberg@resnicknyc.com



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