

800

THIRD AVENUE





THIRD AVENUE

66,000 RSF TOWER BLOCK

40,000 RSF BASE BLOCK

1,700 - 6,700 RSF PRE-BUILTS

Flexible Layout Options With High-End Finishes

Emery Roth-Designed Tower

Sweeping Skyline and Hudson River Views
from Tower Floors

Steps to Grand Central, Metro North/LIRR
and **4 5 6 E M** subway lines

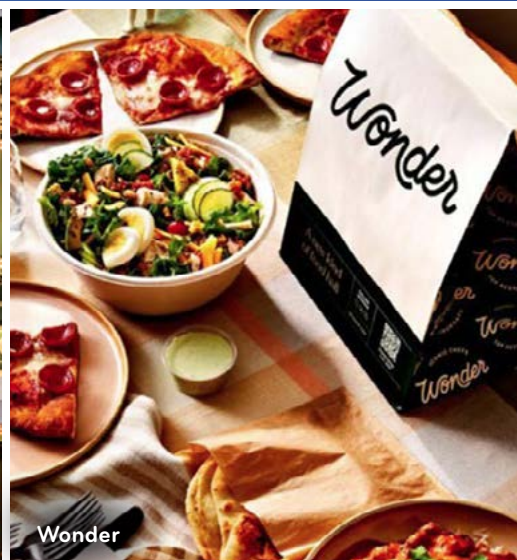
Surrounded by The Finest Hotels,
Restaurants & Retailers



Serafina



Smith & Wollensky



Wonder



Equinox

Exceptional Midtown Location



The Lobster Club



The Hugh



Rosemary's



Grand Central Terminal



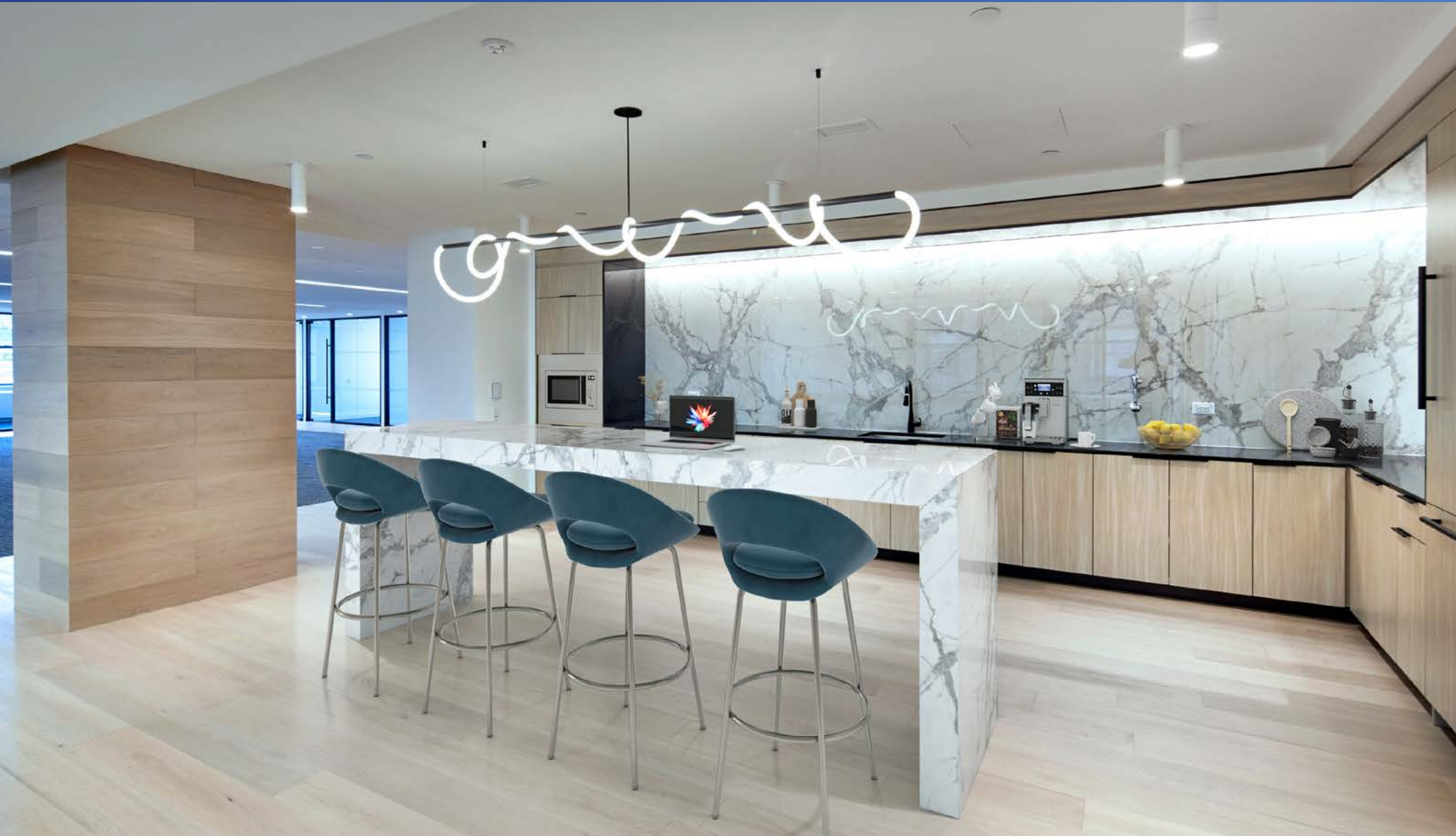
6
MINUTES TO
GRAND CENTRAL

12
MINUTES TO
PORT AUTHORITY

13
MINUTES TO
PENN STATION

32 + Restaurants
9 + Hotels
within a **5-minute walk**







OPEN WORKSPACE

800
THIRD AVENUE

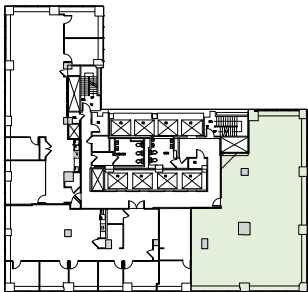


TOWER FLOOR VIEWS EAST

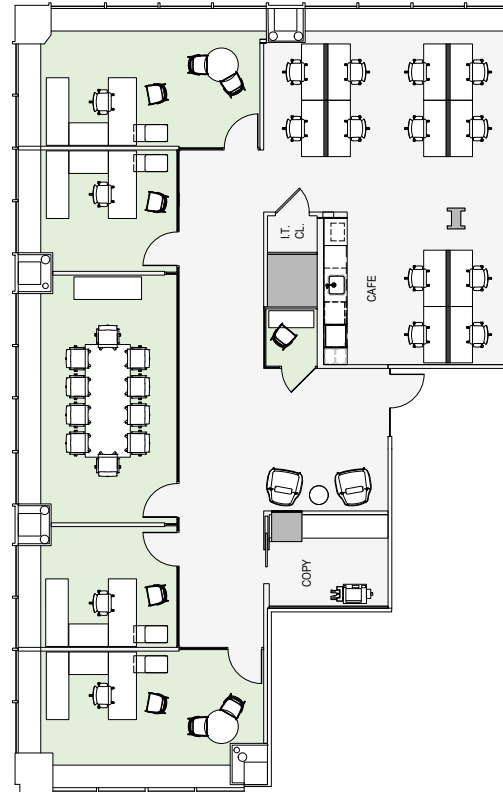
THIRD AVENUE

FLOOR KEY

Offices	4
Conference Rooms	1
Workstations	12
Pantry	1
Phone Room	1
Reception	1
Total Personnel	17



50TH STREET



PREBUILT

SUITE 1701 | 4,017 RSF

BUILDING SPECIFICATIONS



OWNER/MANAGER	SL Green Realty Corp.
LOCATION	Entire west side block of Third Avenue between 49th and 50th street
YEAR BUILT	1973
ARCHITECT	Emory Roth and Sons
BUILDING SIZE	565,983 sq feet 140' x 200'10"
BUILDING HEIGHT	41 stories, 574' 1"
FLOOR SIZES	Floors 2-13 Approx 20,010 rsf Floors 15-27 Approx 11,300 rsf Floors 28-40 Approx 11,860 rsf
LOBBY	Bronzed aluminum cladding, marble floors, marble and wood walls, trimmed with bronzed brass, polished brass accents, marble front desk, retail spaces
CONSTRUCTION	Conventional reinforced concrete with steel columns and beams Class 1 Fireproof
FAÇADE	Bronze glass with Aluminum panels
CEILING HEIGHT	Approximately 12'
SECURITY	24/7 Attended lobby, camera surveillance in lobby; building exterior, loading dock, entrance ways, elevators, and other public areas. Lobby entrances equipped with security card access turnstiles, guards on duty

ELEVATORS	11 passenger elevators and 1 freight service elevator
ELECTRIC CAPACITY	Three 4,000 amp services at 277/480 volts and one new 2,000 amp service. Total building electric capacity: 14,000 amps. Additional 200 amp 120/277 volt services per tenant, sub-metered
TELECOM	Wired Certified Gold+. Providers include: Time Warner/ Spectrum, Verizon, Cablevision, Cogent, Signal Point, Metro Optical, Megapath, XO Communications, Coax Broadband, Towerstream.
HVAC	Air conditioning provided by two 875 Ton Carrier 17CA machines rated at 855hp each and one plate exchanger, constant volume system consisting of 195,225 interior CFM output and 121,350 perimeter CFM output, perimeter induction units
LIFE SAFETY	Notifier Class "E" System, fire command system monitored 24/7, building fully sprinklered, two stairwells each with a standpipe, two hose racks and two fire extinguishers per floor
TRANSPORTATION	Steps from Grand Central Terminal, subway and bus access.
COLUMN SPACING	Typical column bay depths range from 20'-22'

