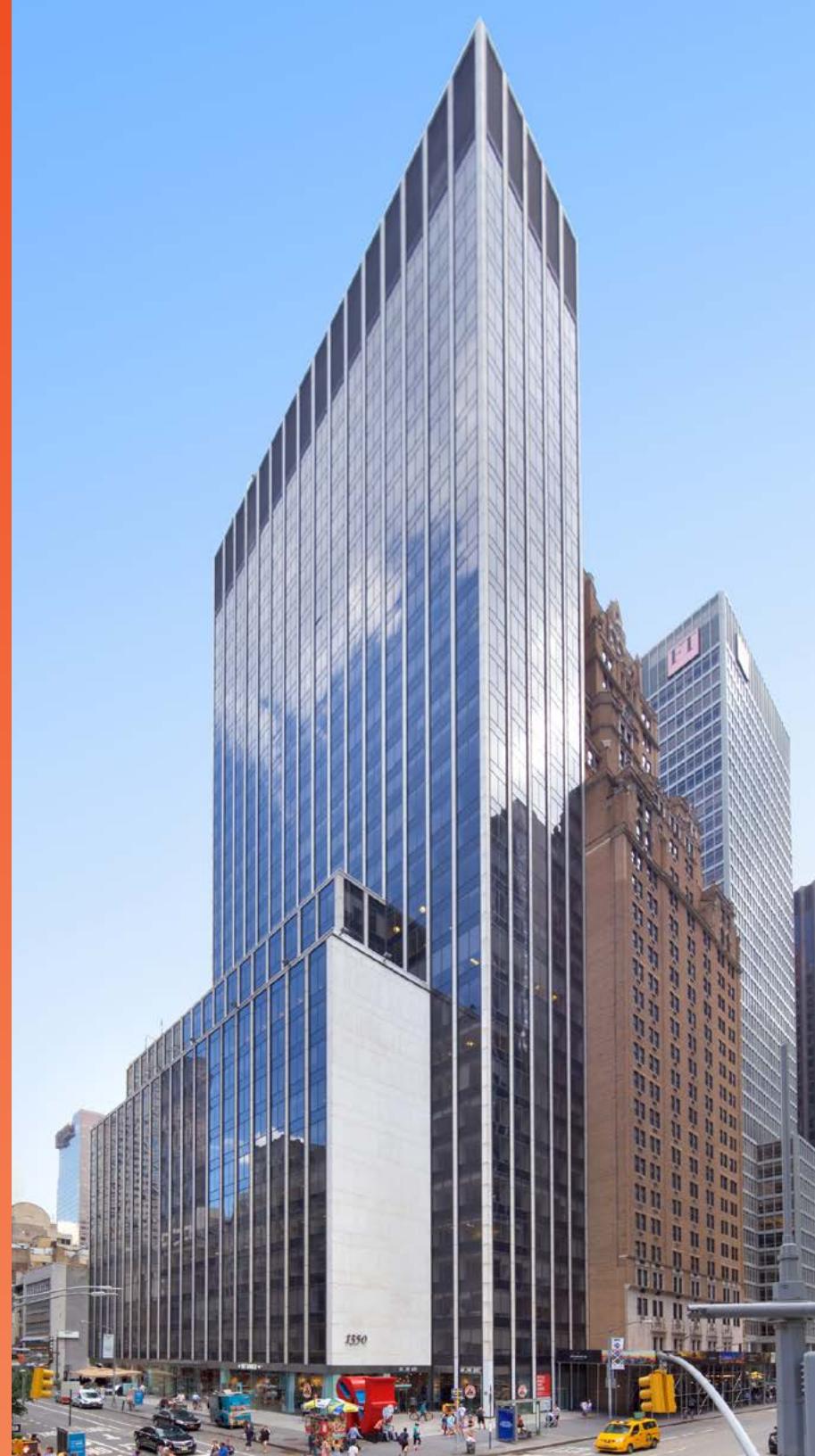


# 1350AOA

PLAZA DISTRICT  
PRESTIGE





**ENTRANCE**



LOBBY



SIGNATURE ART INSTALLATION



NEW ELEVATOR CABS



SAMPLE INSTALLATION



SAMPLE INSTALLATION



SAMPLE INSTALLATION



SAMPLE INSTALLATION

# EXISTING CONDITIONS

## SUITE 730 - 6,665 RSF





**PRE-BUILD CORNER OFFICE**

ARTIST RENDERING



**PRE-BUILD PANTRY**  
ARTIST RENDERING



**WORKSPACE**  
ARTIST RENDERING



PRE-BUILD PANTRY



TOWER FLOOR VIEWS

TOWER FLOOR VIEWS



**TOWER FLOOR VIEWS**

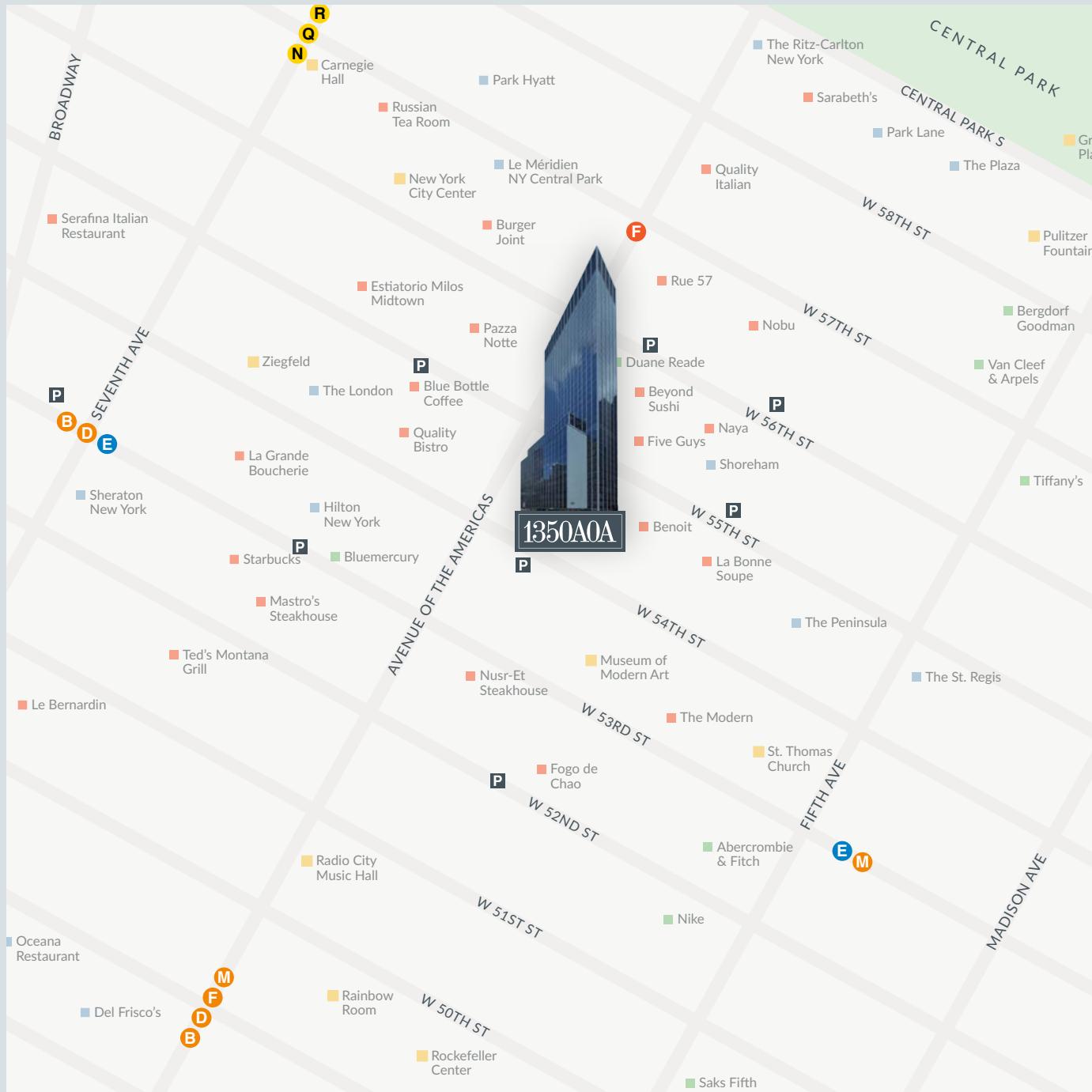


**TOWER FLOOR VIEWS EAST**

# BUILDING SPECIFICATIONS

<b>LOCATION</b>	South Eastern corner of Sixth Avenue on 55th Street		<b>COLUMN SPACING</b>	19' to 22'																																
<b>YEAR BUILT   RENOVATED</b>	1966   2017-2018		<b>ELEVATORS</b>	Newly renovated cabs and mechanicals Eleven (11) passenger elevator, one (1) freight elevator Loading dock located on 54th Street																																
<b>ARCHITECT</b>	Emery Roth & Sons		<b>HVAC/SUPPLEMENTAL COOLING</b>	Two (2) 850-ton Trane Horizon absorption chillers; BMS coupled with VFDs																																
<b>BUILDING SIZE</b>	599,695 rsf		<b>ELECTRIC</b>	277/480 volt, 12,000 amps and six (6) watts per usf																																
<b>BUILDING HEIGHTS</b>	Thirty-five (35) floors, plus basement & sub-basement		<b>LIFE/SAFETY</b>	Up to six (6) watts per sq. ft. available for tenant use 600 kw emergency generator for life safety; fully addressable Class E System, fully sprinkled																																
<b>BUILDING CONSTRUCTION</b>	Glass and steel Facade: Glass, marble and aluminum Plaza: Renovated in February 2000		<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"> <li>• Coordinated program of controlled electronic access</li> <li>• Electronic surveillance and uniformed security guards on a 24/7 basis</li> <li>• Electronic turnstiles and messenger service</li> </ul>																																
<b>FLOOR LAYOUT</b>	Center Core - Base Floors, Side Core - Twenty (20) Floors		<b>TELECOM/CABLE</b>	AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream Wired Certified Platinum, DAS																																
<b>FLOOR SIZES</b>	<table> <tbody> <tr><td>Floors 2</td><td>25,088 rsf</td></tr> <tr><td>Floors 3-6</td><td>24,833 rsf</td></tr> <tr><td>Floors 7-10</td><td>24,706 rsf</td></tr> <tr><td>Floor 11</td><td>23,861 rsf</td></tr> <tr><td>Floor 12</td><td>8,418 rsf</td></tr> <tr><td>Floor 14</td><td>19,329 rsf</td></tr> <tr><td>Floor 15</td><td>19,308 rsf</td></tr> <tr><td>Floors 16-18</td><td>12,809 rsf</td></tr> <tr><td>Floors 19-23</td><td>12,927 rsf</td></tr> <tr><td>Floor 24</td><td>24,462 rsf</td></tr> <tr><td>Floor 25</td><td>13,065 rsf</td></tr> <tr><td>Floor 26</td><td>13,459 rsf</td></tr> <tr><td>Floors 27-28</td><td>13,436 rsf</td></tr> <tr><td>Floors 29</td><td>13,331 rsf</td></tr> <tr><td>Floors 30-34</td><td>13,284 rsf</td></tr> <tr><td>Floor 35</td><td>5,345 rsf</td></tr> </tbody> </table>		Floors 2	25,088 rsf	Floors 3-6	24,833 rsf	Floors 7-10	24,706 rsf	Floor 11	23,861 rsf	Floor 12	8,418 rsf	Floor 14	19,329 rsf	Floor 15	19,308 rsf	Floors 16-18	12,809 rsf	Floors 19-23	12,927 rsf	Floor 24	24,462 rsf	Floor 25	13,065 rsf	Floor 26	13,459 rsf	Floors 27-28	13,436 rsf	Floors 29	13,331 rsf	Floors 30-34	13,284 rsf	Floor 35	5,345 rsf	<b>TRANSPORTATION</b>	Close proximity N, Q, R, B, D, E, F, M Subway lines
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<b>TYPICAL SLAB HEIGHTS</b>	11' 6"		<b>AMENITIES</b>	99 car in-building garage with 54th and 55th Street entrances In building restaurant, lobby screening room																																

# NEIGHBORHOOD MAP



The Museum of Modern Art

