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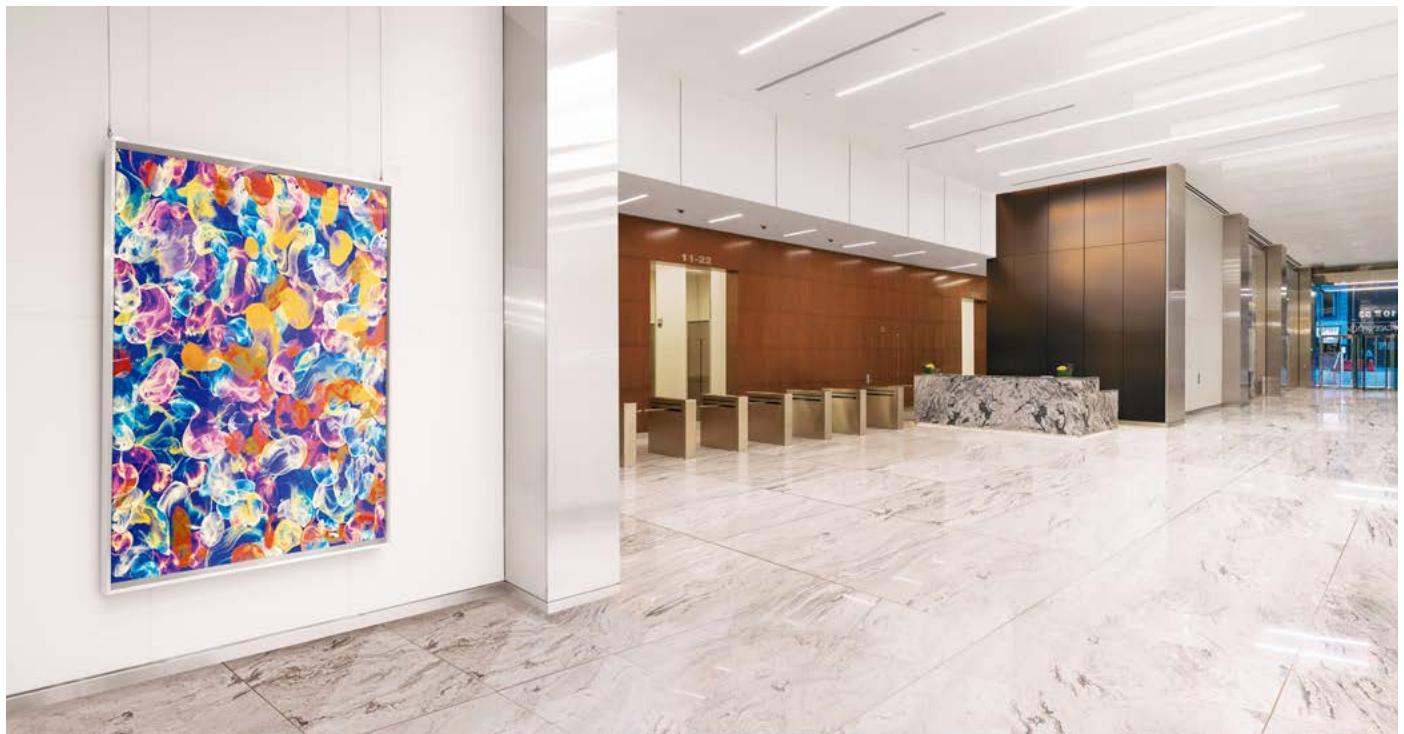
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BUILDING ENTRANCE



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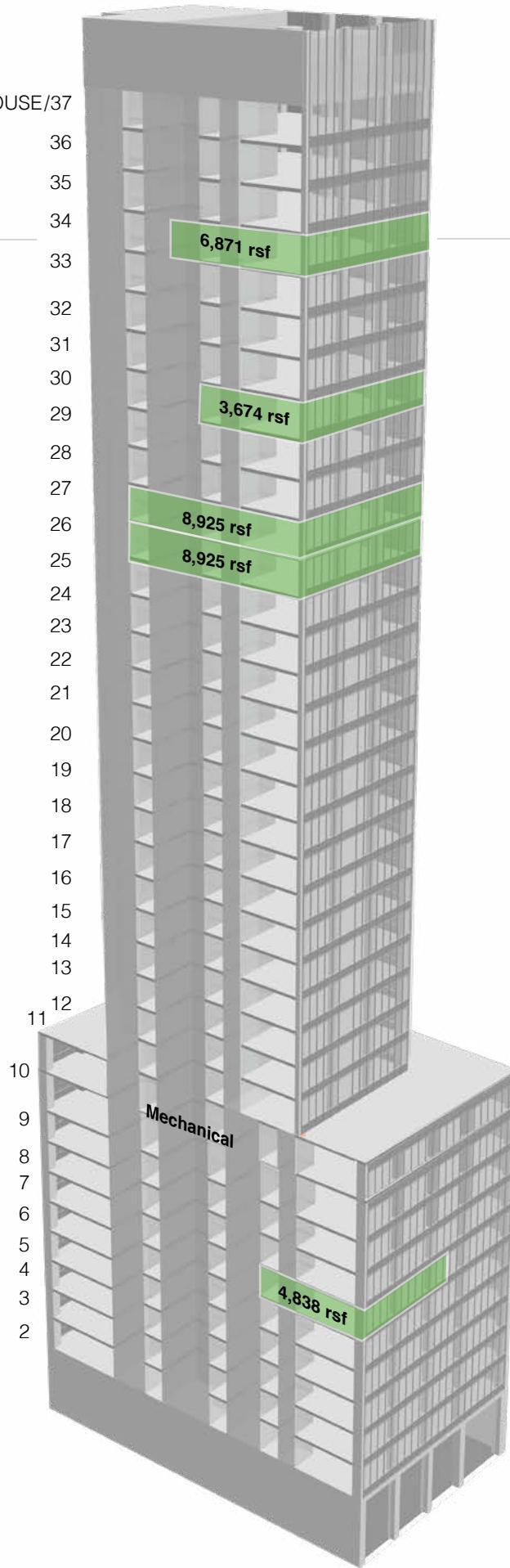
BUILDING LOBBY



10E 53

PENTHOUSE/37

STACKING PLAN



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PREBUILD



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PREBUILD PANTRY



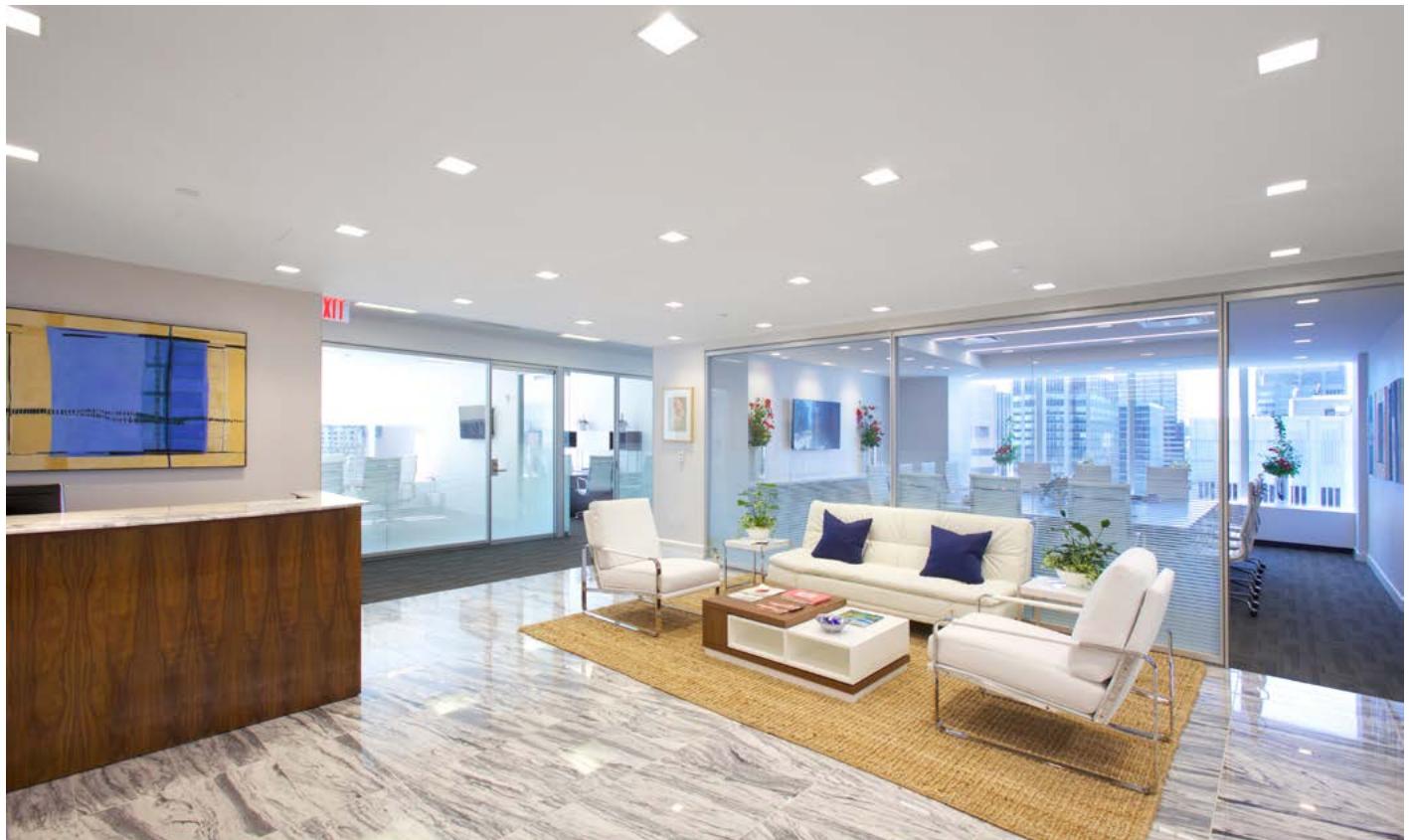
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ELEVATOR LOBBY



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SAMPLE TENANT BUILDOUT



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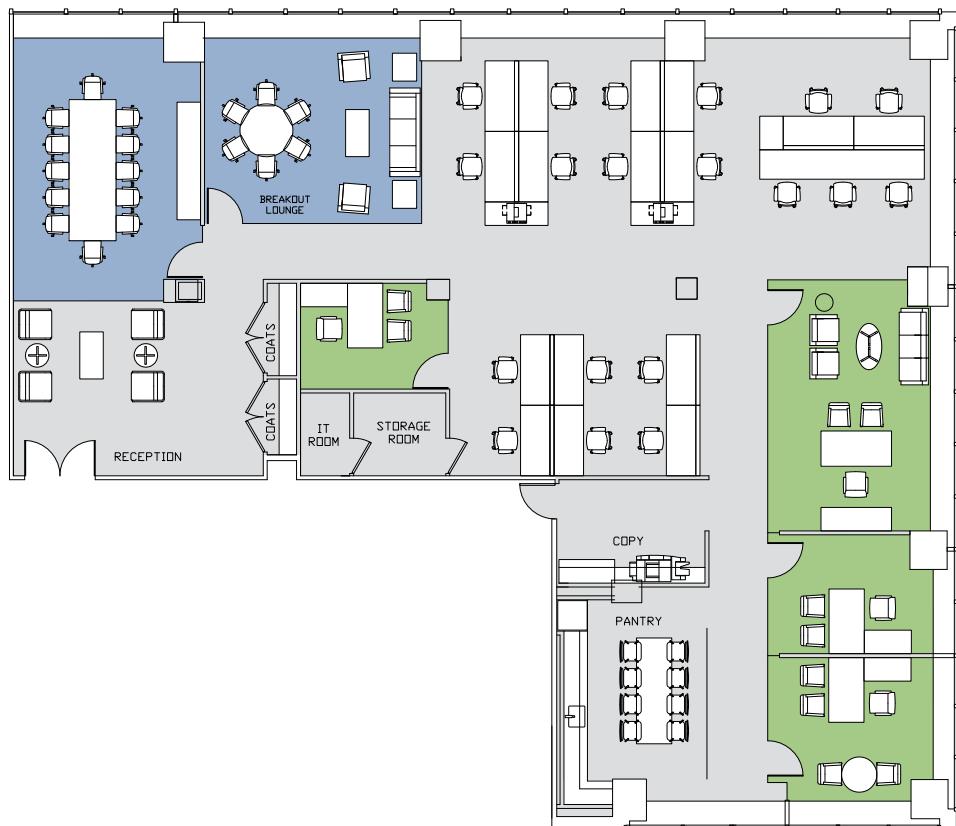
SAMPLE TENANT BUILDOUT



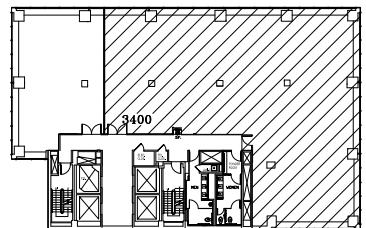


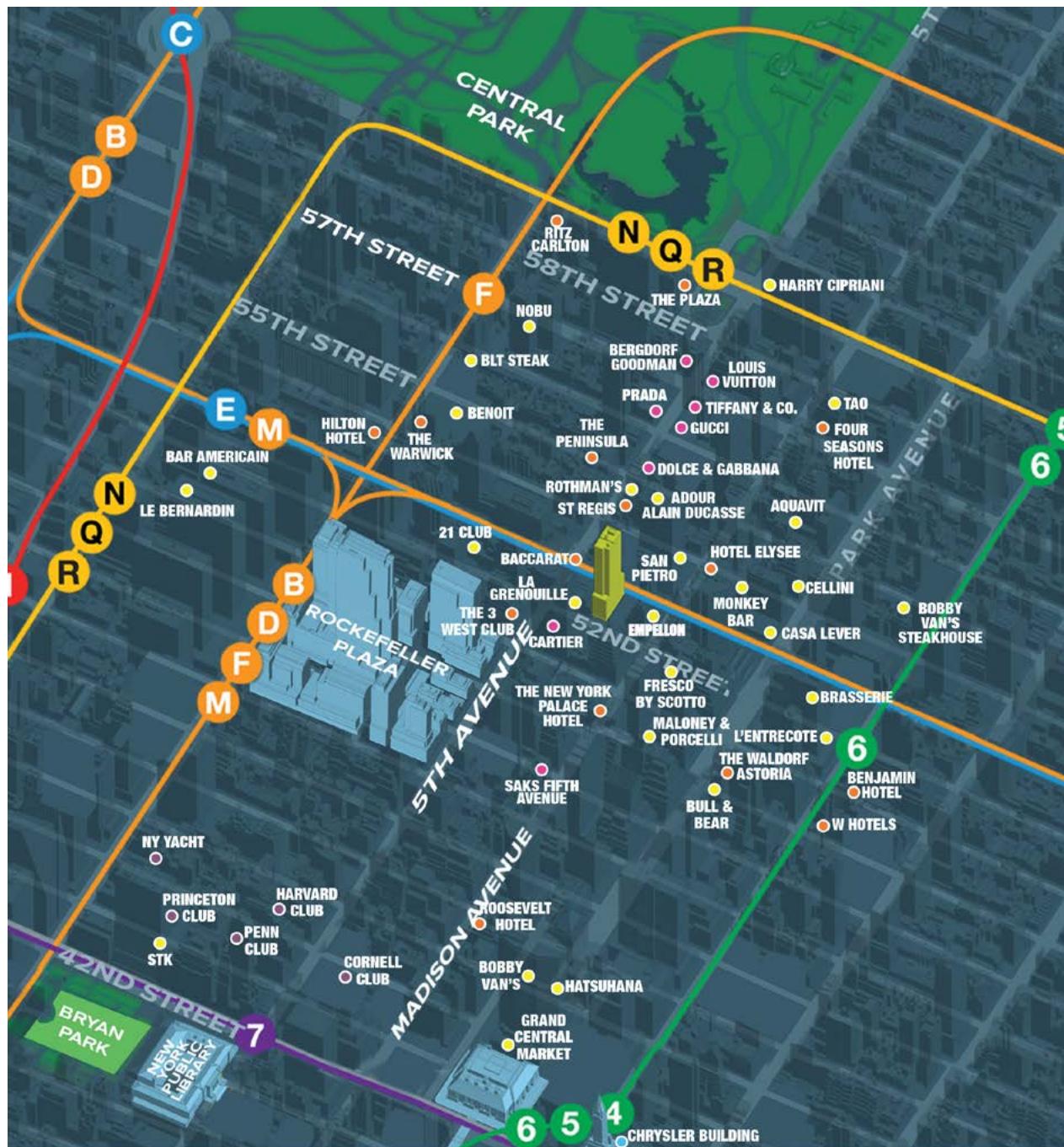
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SUITE 3400 — 6,871 RSF
PROPOSED LAYOUT



FLOOR KEY:	
Total Office	4
Workstation	19
Conference Room	2
Reception	1
Pantry	1
Copy Room	1
Total Personnel	24





- CLUBS AND ASSOCIATIONS
- RESTAURANTS/MARKETS
- HOTELS
- RETAIL

BUILDING SPECIFICATIONS



LOCATION	Entrances on both 52nd and 53rd Streets between Madison and Fifth Avenue								
YEAR BUILT	1971								
ARCHITECT	Emery Roth & Sons								
BUILDING SIZE	392,849								
BUILDING HEIGHT	Thirty-seven (37) Floors								
BUILDING CONSTRUCTION	Structural steel frame construction, comprised of columns, girders and beams encased in concrete The facade is a curtain wall system of bronze duranotic aluminum mullions and spandrel panels with tinted glass								
FLOOR SIZES	<table> <tr> <td>Floor 2</td><td>9,921 rsf</td></tr> <tr> <td>Floor 3</td><td>11,997 rsf</td></tr> <tr> <td>Floors 4-9</td><td>16,406 rsf</td></tr> <tr> <td>Floors 11-37</td><td>8,462-8,926 rsf</td></tr> </table>	Floor 2	9,921 rsf	Floor 3	11,997 rsf	Floors 4-9	16,406 rsf	Floors 11-37	8,462-8,926 rsf
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Floors 4-9	16,406 rsf								
Floors 11-37	8,462-8,926 rsf								
FLOOR LOAD	50 pounds per square foot								
TYPICAL SLAB HEIGHTS	11' 6"								
COLUMN SPACING	21' on center								
ELEVATORS	Nine (9) passenger cars, one (1) freight elevator car Loading dock located on 52nd Street side of the building								
HVAC/SUPPLEMENTAL COOLING	The building HVAC system is a central chilled water plant with constant volume The fan system consists of two (2) 650 ton York high pressure steam paraflow absorbers Perimeter steam heat supplied from Con Edison Operating hours are Monday-Friday 8:00 AM - 8:00 PM								
ELECTRIC	The building is fed by two (2) Con Edison feeds from an electrical vault on 53rd Street Approximately six (6) watts per square foot (exclusive of base building HVAC) is allocated for tenant use								
LIFE/SAFETY	Class E fire alarm system (Notifier CPU2-3030D) <ul style="list-style-type: none"> • The system monitors heat sensitive sprinkler heads, tamper and flow devices, smoke detectors, smoke trip devices, alarm and strobe devices, stairwell pressurization fans, and elevator recall and door releases • The system also has communication capabilities and is tied into the PA System and warden phones are provided at the passenger elevator lobbies throughout the building and also at the freight elevator lobby 								
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby CCTV surveillance in public areas and all elevators								
TELECOM/CABLE	Cogent, Crown Castle Fiber, Verizon Wired Certified Platinum, DAS								
TRANSPORTATION	The building is located in close proximate to the 6,E,M,B,D and F subway lines								
AMENITIES	Equinox "E Club" and Blue Bottle Coffee located in building Landscaped public seating adjacent to both 53rd and 52nd Street entrances to the building								