



STRUCTURE

The Property's foundation is comprised of reinforced concrete columns, beams, and slabs. The framing is composed of structural steel with concrete encasement and cast-in-place concrete floor slabs.

FLOOR LOAD CAPACITY

floors feature poured reinforced concrete deck.

LOAD CAPACITY PER FLOOR:

Floor 1–26 120PSF

CEILING HEIGHTS—SLAB TO SLAB

(Approx.)

Ground 19' 8"

Floor 2–6 13' 5"

Floor 7–8 12' 3"

Floor 9 16' 3"

Floor 10–20 12' 0"

Floor 23 14' 0"

Floor 24–25 12' 0"

Floor 26 14' 0"

ELEVATORS

The Building is served by twelve passenger elevators and three freight elevators. The passenger elevators were fully modernized with lobby boost system.

STAIRWELLS

The Building contains 5 stairwells A, B, C, D & F.

PLUMBING

The plumbing system consists of a combination of steel, copper and cast iron piping throughout the building. Floors are serviced by two risers fed from roof gravity tanks.

WINDOWS

Oversized hung thermo-pane windows.

SPRINKLER

The Building is fully sprinklered.

TELECOM

Wired Scored Platinum
DAS

ELECTRICAL

Electricity for the building is obtained through low voltage power lines. The building power is 120/208 volt, 3-phase service; there are 6 services in the building ranging from 4,000–5,000 amps each. Typical floors get 6 watts per square foot. Electricity is provided by Consolidated Edison.

SECURITY

The Building has 24-hour security guard service. The building is monitored and recorded by security on closed circuit television that operates continuously.

EMERGENCY POWER

The Property features a 450 KW diesel-powered emergency generator. Emergency power was recently expanded through a series of transfer switches to provide power for the life safety systems, including egress lighting, an elevator in each bank, and the fire alarm system. The system features a 3,000 gallon fuel tank.

FIRE PROTECTION

The Building contains a Class E Fire alarm system that includes: local Fire Wardens located on each floor, door releases, pull boxes, speakers, strobe lights and an "All Call" public address system. There are 5 stairwells in the building allowing for proper evacuation. The command center for the fire alarm is located in the lobby.

HEATING

Heating is provided by Con Edison Steam which feeds all radiators in the building except on floors 19, 24, 25 & 26.

COOLING

Cooling is primarily package units (1–2 units per floor on Floors 10–24 & 2–4 units per floor on Floors 1–9). These units are predominantly water cooled. Condenser water is provided by 3 cooling towers. 27th Floor cooling tower, sized at 900 tons, serves Floors 10–26. 10th Floor cooling tower, sized at 900 tons, serves Floors 1–4 & 6–8. An additional 10th Floor cooling tower, sized at 300 tons, serves Floors 5 & 9.

HVAC HOURS

8:00am to 6:00pm, Monday – Friday
8:00am to 12:00pm, Saturday (Heat Only)

CONTACTS

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