



BUILDING INFORMATION

Widely imitated for its many functional and aesthetic breakthroughs, this Skidmore, Owings & Merrill-designed, 1.2 million square foot modern tower at Park Avenue between 52nd and 53rd Streets houses several prominent financial firms. Features include a stately green glass facade, striking views, twelve corner offices per floor, column-free 200-foot interior spans, state-of-the-art security and a glass-walled atrium lobby with a Biophilic design, waterfall-side café and European-style luxury retail arcades. Retailers include Chartwell Booksellers, Masons Tennis, News Stand, and Starbucks.

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Year Constructed

1981

Number Of Floors

45

Floor Sizes

30,000 square feet

Building Security

24/7 manned building security, CCTV coverage of lobby, elevators, loading dock, perimeter and other key areas of the building, keycard security gate access to tenant elevators.

Ceiling Heights

12' 6"

Column Spacing

Center core structural design. 45' spans from core columns to perimeter window line.

Elevators

21 passenger cars and 4 service cars. 4 escalators service Lower Lobby to Mezzanine. 2 cars service Lower Lobby, Mezzanine Lobby, 6 & 7. 7 cars service floors 10-23. 6 cars service floors 24-33. 6 cars service floors 34-44. 2 freight elevator cars service

HVAC

Central plant system. Perimeter heating supplied by pumped hot water via steam heat exchanger.

Loading Dock

Three bay loading dock located on 53rd Street.

Telecommunications

Providers include AT&T, Charter, Cogent, Level 3, Lighttower, Lightpath, RCN and Verizon.