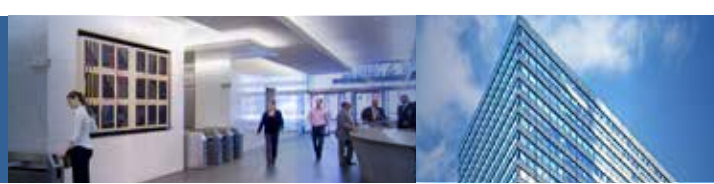


# 110 EAST 59 MIDTOWN

Plaza District



## SPECIFICATIONS

<b>DESCRIPTION AND LOCATION</b>	Built in 1968 by Jack Resnick & Sons and designed by W. M. Lescaze Architect, 110 East 59th Street is a 36 story, Class A office tower. Strategically located in New York's highly desired Plaza District on 59th Street between Park and Lexington Avenues, the building is steps away from some of the finest hotels, shops and restaurants in Midtown. Tower floors offer panoramic views of Central Park, East River and Midtown Skyline.
<b>LOBBY</b>	Through-street lobby with azul cielo marble walls and black granite floors. Featured artwork "Night and Day" by Yaacov Agam, 1928. "Rondo" by Tony Rosenthal, 1969 is located in the 58th Street Plaza.
<b>BUILDING AREA</b>	612,180 SF
<b>FLOORS</b>	37 Floors Floor 2: 17,074 SF   Floors 3-11: 23,472 SF   Floors 12-15: 21,818 SF   Floors Tower 18-37: 13,284 SF
<b>MAJOR TENANTS</b>	Cantor Fitzgerald, Estee Lauder, RP Management and Northwell Health
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11'6" slab-to-slab Modernization + destination dispatch system to be installed 2019
<b>ELEVATORS</b>	Six (6) low-rise passenger elevators: Lobby - 15th floor - 3,000 lbs. cap. Five (5) high-rise passenger elevators: 18th - 37th floor - 3,000 lbs. cap. One (1) freight elevator: serving all floors - 3,000 lbs. cap. Two (2) passenger elevators: Lobby - 2nd floor - 2,500 lbs. cap.
<b>EMERGENCY POWER</b>	Future emergency power expected 4th quarter of 2018. Emergency life safety generator to be installed 2019
<b>WINDOWS</b>	Energy efficient glazed pane windows installed 2011.
<b>SECURITY</b>	24/7 attended lobby; electronic access via new glass turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
<b>LOADING DOCK</b>	58th Street loading dock with direct access to freight elevators.
<b>BASE BUILDING HVAC</b>	Central plant consists of one (1) 2,200-ton capacity, three (3) cell cooling towers and two (2) 850-ton electric chillers which provide chilled water to central interior air handlers and perimeter induction units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter induction units.
<b>SUPPLEMENTAL HVAC</b>	Condenser water is available for tenant supplemental air conditioning.
<b>ELECTRICAL</b>	Six (6) watts per usable SF connected load available for tenant use, with additional available upon demonstrated tenant's need.
<b>BUILDING MGMT. SYSTEM</b>	Andover BMS installed in 2009. EcoGenesis SmartGrid® installed 2017.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System.
<b>PARKING</b>	Full service garage with 150 spaces.
<b>TELECOM</b>	WiredScore Gold Certified -AT&T, Cogent, Crown Castle, Lightpath, Spectrum Business, Verizon, Zayo Group (Please see Telecommunications Factsheet for more details) A Distributed Antenna System (DAS) has been installed in all tenant spaces which will enhance cellular service on all tenant floors and building common areas.
<b>TRANSPORTATION</b>	Convenient to 4, 5, 6, N, Q, R, W subways, Roosevelt Island Tram and Midtown buses.



Jack Resnick & Sons  
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