

# 28 East 28<sup>th</sup> Street

aka 63 Madison Avenue

Between 27<sup>th</sup> and 28<sup>th</sup> Streets

**Owner:**

63 Madison Owner LLC

**On-Site Management:**

George Comfort & Sons, Inc

**Location:**

Partial block between 27th and 28th streets

**Height:**

15 Stories

**Floor Sizes:**

33,442 rsf - 54,100 rsf

Concourse 2 Size: 66,672 rsf

**Total Building Area:**

871,181 rsf

**Year Built:**

1962 Renovated: 1999

**Construction:**

All floors concrete slab. Exterior is a combination of concrete skeleton structure with masonry and corrosive resistant metal panels with glass window façade.

**Slab to Under-Side-of-Slab Dimensions:**

Concourse 2: 13 feet 2 inches

Concourse 1: 14 feet 9 inches

Lobby/Ground: 16 feet 8 inches

Floors 2-11: 11 feet 5 inches

Floor 12: 12 feet 10 inches

Floors 13 & 14: 11 feet 10 inches

Floor 15: 13 feet 3 inches

**Column Spacing**

Uniformly 23 feet on center

**Floor Load:**

All Floors 120 lbs. live load

**Building Access:**

24 Hours / 7 days.

**Security:**

The concierge desk is attended by security personnel 24 hours per day, 7 days per week. Electrical key code entrance system to tenant spaces.

**Amenities:**

On-Site management.

Steps away from Madison Square Park.

Nearby subways: 6, N, R, F, M

Messenger center.

**Telecom:**

Verizon Fios, Verizon Enterprise, Broadview, Lightpath, Lighttower, Charter

**Awards:**

Energy Star Rated, WiredNYC Platinum

**Electrical:**

The electrical system consists of three 4,000 amp, 277/480V, 3 phase electrical service lines into the facility. In addition there is a 1,200 amp buss riser serving the rooftop mechanical systems. The building has the capacity to provide 12.97 watts per RSF.

**Sprinkler:**

The entire building is fully sprinklered.

**Emergency Power:**

One HP 600 emergency generator of 300 kw with a 275-gallon storage tank backs the building's electrical system and serves all building safety and support systems. Floors 8-15 are also provided with one 1,000 kw emergency generator with a 3,000 gallon storage tank capable of providing short term generator operation.

**HVAC Hours:**

Monday – Friday: 8am – 7pm (Excluding Holidays) & Saturday: 8am – 1pm.

Extended hours available at the building standard rate.

**Heating:**

The HVAC system includes a high pressure conversion system whereby steam is supplied by Con-Edison. The steam is converted to low pressure steam and distributed to perimeter heating units and internal areas of the building.

**Cooling:**

The building contains a central cooling plant consisting of three 1,200 ton steam turbine centrifugal machines. Condenser water from the plant is distributed vertically to machine rooms in the basement and 16<sup>th</sup> floor that houses fan rooms. There are four 1,000 ton cell cooling towers located on the rooftop. Supplemental capacity of 180 tons of chilled water is available for floors 8-15.

**Elevators:**

The building contains a total of twelve passenger elevators and two freight elevators.

Passenger elevators have a 4,000 lbs. capacity.

Freight elevators have a 4,500 lbs capacity.

Passenger	Lobby-15	12 Cars
Freight	Basement-16 Mechanical	2 Cars

**Loading Dock:**

There are two loading docks located on the East 28<sup>th</sup> Street side each with a truck bay with two hydraulic platforms.

**Parking:**

No on-site parking at the property



GEORGE COMFORT & SONS, INC

Commercial Real Estate Since 1919

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