



BUILDING SPECIFICATIONS

LOCATION:	At the Northeast Corner of 51st Street and Lexington Avenue.	ELECTRIC:	ConEd - service varies between 100 and 400 amps at each Tenant panel with main service rated at 6,000 amps. Property is equipped with emergency back-up generator of 15kW, providing stair emergency lighting and one (1) air compressor.								
OWNER:	575 Lex Property Owner LLC	EMERGENCY POWER:	A 750 kW Caterpillar Emergency Generator, installed in 2014, along with a 330 gallon diesel fuel tank.								
MANAGEMENT:	Columbia Property Trust	TELECOM/CABLE:	Wired Platinum: click link for details (https://app.wiredscore.com/building/view/858)								
ARCHITECT:	Sylvian Bien; Der Scutt (Renovation)	HVAC HOURS:	Monday - Friday from 8:00 am to 6:00 pm (Excluding Holidays). Extended Hours available at the building standard rate.								
YEAR BUILT:	1958	HEATING:	The HVAC system is provided by ConEd Steam. Steam condensate preheats domestic hot water for increased energy efficiency. Each floor has a reheat coil for each supply air connection.								
RENOVATIONS:	1990, 2008, and then underwent a major renovation in 2014, which included: <ul style="list-style-type: none"> • New Lobby • New Building Entrance • New Restrooms • New Common Corridors • New Security System • New Elevators • New HVAC Systems • New Life-Safety Systems 	COOLING:	The building contains a central chilled water system installed in 2014. Three Trane Centra-Vac-575-ton long barrel high efficiency electric chillers and three 600-ton Marley SPX coolers. Chilled water is distributed throughout the building.								
SECURITY/ACCESS:	The concierge desk is attended by security personnel 24 hours per day, 7 days a week with Tenant Card Key access to Lobby Turnstiles.	SUPPLEMENTAL AIR:	Condenser water available for supplemental HVAC at building standard rates.								
BUILDING HOURS:	24/7	AWARDS:	Energy Star Rated (87), LEED Gold, Wired Platinum.								
HEIGHT:	35 Stories	LOADING DOCK:	Located on 51st Street.								
BUILDING SIZE:	745,487 SF	AMENITIES:	On-Site Management, 24/7 Security, Bright Horizons Day-Care, Messenger Center.								
FLOOR SIZES:	8,649 RSF - 41,410 RSF	TRANSPORTATION:	575 Lexington Avenue is easily accessible from all of New York City's transportation hubs through subway service via the E, M, and 6 trains, which are located just outside the Property's entrance at the Lexington and 51st Street Station. Currently this is the only station in Midtown to provide direct access to all three major transit hubs: Penn Station, Port Authority Bus Terminal, and Grand Central. The Property is also ideally located just seven blocks from Grand Central terminal, with access available via the Grand Central North passage entrance only 4 blocks away. The proximity to Grand Central and convenient subway access provides tenants with immediate access to all areas of NYC, including the outer boroughs, Westchester, Connecticut, and New Jersey. The Property can also be directly accessed via the FDR Drive, Midtown Tunnel, and 59th Street (Queensboro) Bridge. The completion of the Second Avenue subway line has further enhanced the Property's accessibility.								
SLAB TO CEILING:	Slab to Slab: 10'6" to 11'6"										
FLOOR LOAD:	All Floors: 120 lbs. Live Load										
ELEVATORS:	The building contains a total of seventeen (17) passenger elevators, and two (2) freight elevators. Passenger Elevators have a three thousand (3,000) to three thousand five hundred (3,500) lbs. capacity. Freight elevators have a three thousand five hundred (3,500) to four thousand (4,000) lbs. capacity <table border="0"> <tr> <td>Passenger</td> <td>2-12</td> <td>8 Cars</td> </tr> <tr> <td>Passenger</td> <td>14-21</td> <td>4 Cars</td> </tr> <tr> <td>Passenger</td> <td>22-35</td> <td>4 Cars</td> </tr> </table>	Passenger	2-12	8 Cars	Passenger	14-21	4 Cars	Passenger	22-35	4 Cars	
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LIFE/SAFETY:	The building is fully sprinklered.										

