

530 FIFTH AVENUE — BUILDING SPECIFICATIONS

GENERAL DESCRIPTION

ADDRESS

530 Fifth Avenue
New York, NY 10036
Block 1260 / Lot 34

YEAR BUILT

1957

ARCHITECT

Voorhees Walker Smith & Smith

DEVELOPER

Metropolitan Life Insurance Co.

BUILDER

Starrett Brothers,
Eken & Company.

DIMENSIONS

The building is 327 feet high. It occupies the entire wester block of Fifth Avenue, between 44th and 45th Streets. Approximately 200 feet along Fifth Avenue, 175 feet along 44th Street, and 100 feet along 45th Street.

BUILDING AREA

535,000 square feet

RETAIL ESTABLISHMENTS

Chase, Fossil, Desigual,
Kaffe 1668 Coffee

TRANSPORTATION

Conveniently located within two (2) blocks of Grand Central Terminal and four (4) blocks from Times Square. Offers immediate accessibility to commuter rail, bus and metro/ subway lines.

RECENT CAPITAL IMPROVEMENTS

Renovated lobby and main entrance, upgraded elevator equipment and interiors, fire alarm system, turnstile and CCTV system, year-round cooling towers, and building management system (BMS)

AMENITIES

24/7 building access, on-site property management, lobby coffee shop and seating, high-speed telecommunications redundancy, private tenant terraces.

CONSTRUCTION DETAILS

NUMBER OF FLOORS

Twenty-six floors (26), elevator motor room penthouse, two basements

FLOOR LAYOUT

Functional floor plates with approximately 22' between columns.

TYPICAL FLOOR SIZE

Flexible floor sizes ranging from 7,800 SF - 34,300 SF (tower/base)

TYPICAL SLAB HEIGHTS

Slab-to-slab: 10'6" - 13'
Finished ceiling height: 8' to 9'

CONSTRUCTION CLASS

Class-1 Fireproof

FOUNDATION

Reinforced concrete

SETBACKS

Setbacks are located on floors 10, 11, 12, 16 & 20

FRAME

Steel frame encased in concrete fireproofing

DECK

Reinforced concrete slab topped with two-inch fill layer

DESIGN LOAD

Live loads of 50 PSF

ROOF

Built-up roofs with stone ballast

EXTERIOR FINISH

Limestone

ENTRANCES & LOBBIES

Tenants and guests enter via the main entrance on Fifth Avenue. The loading dock is located on 44th Street, approximately 150' west of Fifth Avenue. It is served by the primary freight elevator and loading dock corridor, and can accommodate two (2) trucks at a time.

HVAC

HOURS OF OPERATION

Standard hours of HVAC operation are 8 am to 6 pm, Monday through Friday.

CONTROLS

The building utilizes an Alerton Building Management System (BMS).

AIR CONDITIONING

The building is cooled by a central chilled water plant that includes three (3) 550-ton Carrier high-pressure steam absorption chillers and one (1) 1600-ton SPX Marley cooling tower.

EQUIPMENT ROOMS

The main equipment room is located in the subcellar with additional equipment located on the floors 3-15, 17, 20, and 27.

VENTILATION SYSTEMS

Ventilation air is provided throughout the building via AHU's serving the perimeter induction units and interior spaces.

HEATING

High-pressure steam from Con Edison is converted to low pressure steam and is distributed throughout the building to serve AHU's, the perimeter hot water system, and radiators at the retail level.

SUPPLEMENTAL HVAC

The building is set up to service the additional needs of tenants requiring supplemental HVAC. Two (2), 200-ton Evapco cooling towers provided 24/7/365 condenser water up to the 20th floor. Alternative solutions available for floors 20 through 26.

THE PERFECT EQUATION = $\frac{530}{\text{FIFTH}}$

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ELECTRICITY

GENERAL

Each floor is designed to allow for six (6) watts/USF, exclusive base building air conditioning.

METHOD OF MEASURING TENANT CONSUMPTION

Each floor is designed to allow for six (6) watts/USF, exclusive base building air conditioning.

ELECTRIC CLOSETS

Typically, there are two (2) electric closets located on floors 3-19, and one (1) on floors 20-26.

ADDITIONAL POWER

Additional electric can be made available at Tenant's expense, subject to Landlord's review of Tenant's requirements

LIFE SAFETY

CLASS E SYSTEM

The building is equipped with a new addressable Honeywell "Class E" fire alarm system with audible alarms, elevator recall functionality and fireman's service, hard-wired smoke detectors, strobes, exit signs, and emergency back-up lights. The central alarm system monitors smoke detectors, fire sprinkler/standpipe flow, and pull stations; alerting local fire department and a monitoring company should an alarm rise.

SPRINKLER SYSTEM

The building is 85% sprinklered and features a combination of three-riser sprinkler/standpipe system, 7,500-gallon reserver tank, two (2) fire pumps, and three (3) exterior combination sprinkler/standpipe Siamese connections. Standpipe hose racks are located on each floor of Stairways A, B, C, & D; as well as the lobby slop sink closet and retail store basement.

STAIRWELLS

There are a total of five (5) stairwells that provide for emergency egress. These stairwells are monitored daily and adhere to all Local Law 26 regulations.

TELECOMMUNICATIONS

GENERAL

WIRED - Gold Certified. Multiple points of entry for redundancy and resiliency. Two (2) independent sources of fiber connectivity. Additional telecommunication riser space to accommodate new ISP's.

PROVIDERS

Lightpath, Time Warner Cable, Verizon Business

ELEVATORS

MANUFACTURERS

Westinghouse (office passenger), Burwak (freight), Schindler (retail), ThyssenKrupp (retail-Chase)

NUMBER OF ELEVATORS

There are a total of fifteen (15) passenger elevators and two (2) freight elevators.

ELEVATOR SIZES

The primary service elevator is 80" wide x 53" deep x 95" high with a rear "doghouse" providing an additional 36" of height. Bank X and Y passenger cars are slightly smaller due to finishes, but have the same 3,000 lb. capacity as the primary service elevator.

ELEVATOR BANKS

There are three (3) primarily commercial office elevator banks and two (2) retail elevator banks.

SECURITY

GENERAL

The building is monitored via 24/7 uniformed security guards stationed at the lobby concierge desk, a fully integrated CCTV, visitor management and turnstile access card system, and loading dock master.

PLUMBING

SANITARY SYSTEM

The sanitary system utilizes energy efficient fixtures.

DOMESTIC WATER

One (1) New York City water main supplies water up to a single 14,500 gallon steel tank system, 7,500 gallons of which is dedicated for fire reserve. Domestic hot water is provided by steam-to-domestic hot water tube-in-shell heat exchanger located in the sub-cellar.