

## Specifications

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| <b>DESCRIPTION AND LOCATION</b>           | Built in 1929 and designed by Architect J.E.R. Carpenter, the 25-story building was acquired by Jack Resnick & Sons in 1976. Located on Madison Avenue at the corner of 52nd Street in New York's highly desirable Plaza District. The building is steps from Rockefeller Center, St. Patrick's Cathedral, Fifth Avenue shopping and Grand Central Station.                           |
| <b>LOBBY</b>                              | Renovated in 2001, lobby features Portuguese limestone, southern black granite, medium green marble and wrap-around wood panels. Featured art work "Girl Seated Against Square Wall" by Henry Moore, 1958.  |
| <b>BUILDING AREA</b>                      | 305,675 SF  |
| <b>FLOORS</b>                             | 24 Floors + Penthouse<br>Floor 2: 12,140 SF   Floors 3-8: 15,736 SF   Floors 9-12 14,101 SF   Floor 13: 13,962 SF   Floor 14: 13,803 SF<br>Floor 15: 12,476 SF   Floor 16: 12,647 SF   Floor 17: 12,661 SF   Floors 18-20: 10,320 SF<br>Floors 21-23: 8,179 SF   Floor 24: 8,872-6,473 SF   Penthouse: 2,399 SF   |
| <b>MAJOR TENANTS</b>                      | Bevmax Office Centers, Egon Zender International, Hayfin Capital, Pembrook Capital Management, Mount Sinai School of Medicine, Univision Radio, Fresco by Scotto and Gregorys Coffee  |
| <b>FLOOR LOAD</b>                         | 40-120 lbs. per SF live load  |
| <b>CEILING HEIGHTS</b>                    | 10'5" slab-to-slab  |
| <b>ELEVATORS</b>                          | Three (3) passenger elevators: Lobby - 12th floor - 2,500 lbs. cap.<br>Two (2) passenger elevators: Lobby - 13th - 24th floor - 2,500 lbs. cap.<br>One (1) passenger elevator: Basement, Lobby - 14th floor - 2,500 lbs. cap.<br>One (1) passenger elevator: Basement, Lobby, 13 - 24th floor -2,500 lbs. cap.<br>One (1) freight elevator: Loading Area - Basement - 4,500 lbs. cap. |
| <b>WINDOWS</b>                            | Energy efficient double glazed windows installed in 2012.   |
| <b>EMERGENCY POWER</b>                    | A 150-kW natural gas generator provides back-up power to all fire, life safety and critical systems.  |
| <b>SECURITY</b>                           | 24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.  |
| <b>LOADING DOCK/<br/>MESSENGER CENTER</b> | Service & Freight entrance on 52nd Street.  |
| <b>BASE BUILDING HVAC</b>                 | Central plant consists of one (1) 1,200-ton capacity, three (3) cell cooling towers, two (2) 400-ton centrifugal chillers (installed 2012) providing 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 available for tenant supplemental air conditioning.   |
| <b>ELECTRICAL</b>                         | Two (2) Electric Buss Duct risers one (1) 2,000-amps and one (1) 3,000-amps. Six (6) watts per usable SF connected load available for tenant use.   |
| <b>BUILDING MANAGEMENT SYSTEM</b>         | AME INC BMS system installed in 2011. EcoGenesis SmartGrid® installed 2017  |
| <b>LIFE SAFETY</b>                        | Class-E Fire Alarm System. Building is fully sprinklered.   |
| <b>TELECOM</b>                            | WiredScore Gold Certified - AT&T, Crown Castle, Level 3, Pilot Fiber, Spectrum Business, Verizon, XO Communications (Please see Telecommunications Factsheet for more details)  |
| <b>TRANSPORTATION</b>                     | Convenient to all transportation including 4, 5, 6, E, M, 7, Grand Central Station, subways and surface transit.  |

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**SUSTAINABILITY**

2017 LEED EB:OM Gold Certification, 2014 LEED EB:OM Silver Certification

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Jack Resnick & Sons  
*Owners & Builders Since 1928*

110 East 59 Street  
New York, NY 10022-1379  
resnicknyc.com

**Fran Delgorio**  
212.421.1300  
fdelgorio@resnicknyc.com

**Brett S. Greenberg**  
212.421.1300  
bgreenberg@resnicknyc.com



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# 485 MADISON AVENUE

# PLAZA DISTRICT



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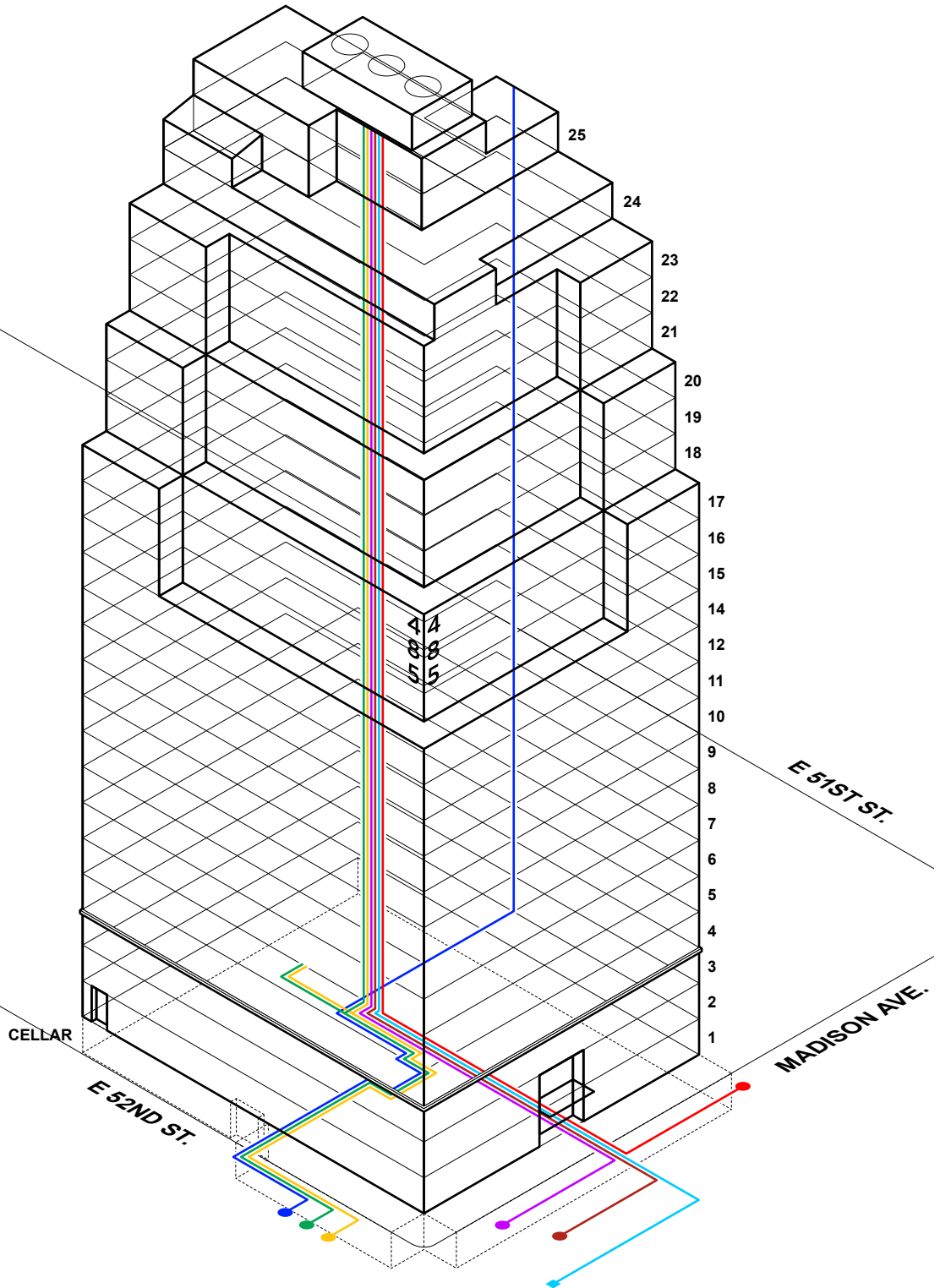
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## Telecom Building Skeleton

- AT&T (F)
- CENTURY LINK (F)
- CROWN CASTLE (F)
- PILOT FIBER (F)
- SPECTRUM BUSINESS (C/F)
- VERIZON (C/F)
- VERIZON ENTERPRISE



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## Telecommunications

At Jack Resnick & Sons, we know reliable voice and data communications services are critical to your business. We strive to provide in each property a robust and accessible communications infrastructure, with a broad range of services offered by quality Service Providers. Jack Resnick & Sons also embraces new communications initiatives that foster competition in the marketplace and meaningful choices for Tenants.

To that end, we have partnered over the years with multiple, top-tier telecommunications Service Providers to install facilities in the Building, all in an effort to provide tenants with accessible, reliable and robust connectivity.

485 Madison Avenue is equipped with three (3) separate Points of Entry, allowing for diverse Service Provider access. Multiple Carriers provide a full range of Broadband Services and high-capacity fiber-optic connections to most of the major Colocation Centers/Carrier Hotels in Manhattan. At the Building's core is a protected, state-of-the-art Communications Riser, which brings the Service Providers' networks directly to Tenant suites on every floor. Below is a list of Providers offering services to the Building.

| Carrier Name      | Internet Access | Ethernet | Managed Data Service | Voice | CATV | Fiber Transport | Website        |
|-------------------|-----------------|----------|----------------------|-------|------|-----------------|----------------|
| AT&T              | ✓               | ✓        | ✓                    | ✓     |      |                 | att.com        |
| Level 3           | ✓               | ✓        | ✓                    | ✓     |      |                 | level3.com     |
| Lighttower        | ✓               | ✓        | ✓                    |       |      |                 | lighttower.com |
| Pilot Fiber       | ✓               | ✓        |                      |       |      |                 | pilotfiber.com |
| Spectrum Business | ✓               | ✓        |                      | ✓     | ✓    |                 | spectrum.com   |
| Verizon           | ✓               |          | ✓                    | ✓     | ✓    |                 | verizon.com    |
| XO Communications |                 | ✓        |                      | ✓     | ✓    |                 | xo.com         |

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.

Should you require more information, please contact Building Management, or e-mail: [telecom@resnicknyc.com](mailto:telecom@resnicknyc.com)

This information is provided as a courtesy and is not an endorsement of any specific carrier, technology or service type. Standard lead times vary by carrier and service type. Please verify all lead times with your provider when placing your order.



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