



3rd Fl | 21,500 RSF | 12' 9" Ceiling Height  
2nd Fl | 21,500 RSF | 13' 11" Ceiling Height

## SYLVIA HADDAD

Executive Managing Director  
646-442-6871 | shaddad@lansco.com

## HOWARD DOLCH

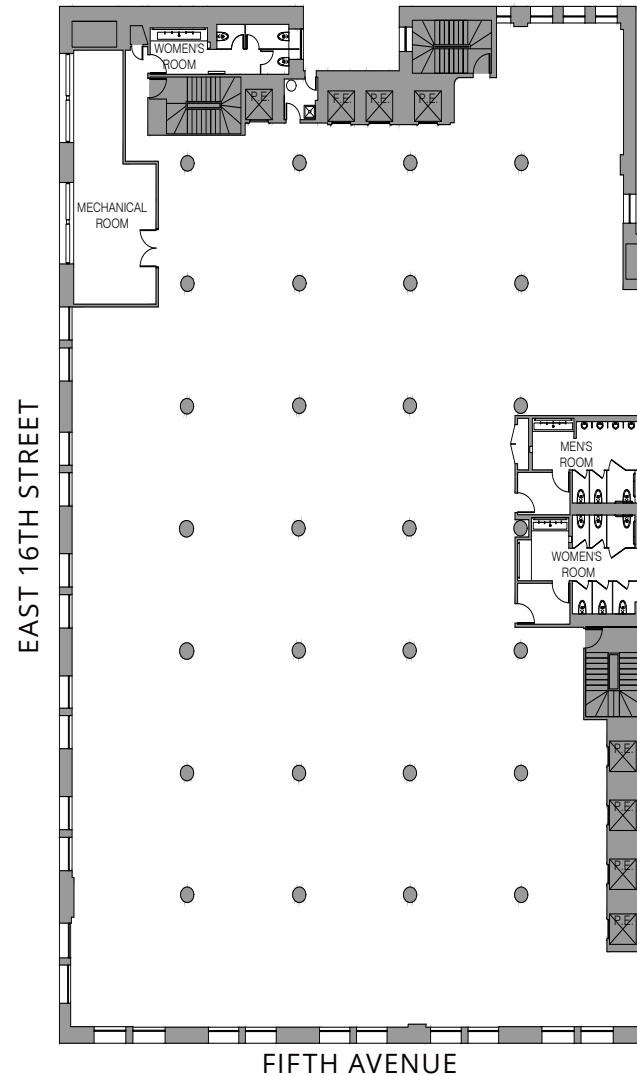
Vice Chairman  
646-442-6890 | hdolch@lansco.com



A & R Kalimian LLC

NOTE:  
WINDOW LAYOUT SHOWN ON THIS DRAWING  
CORRESPONDS TO EXISTING CONDITIONS  
ON 3RD AND 4TH FLOOR ONLY

2nd Floor | Core & Shell Layout | 21,500 SF



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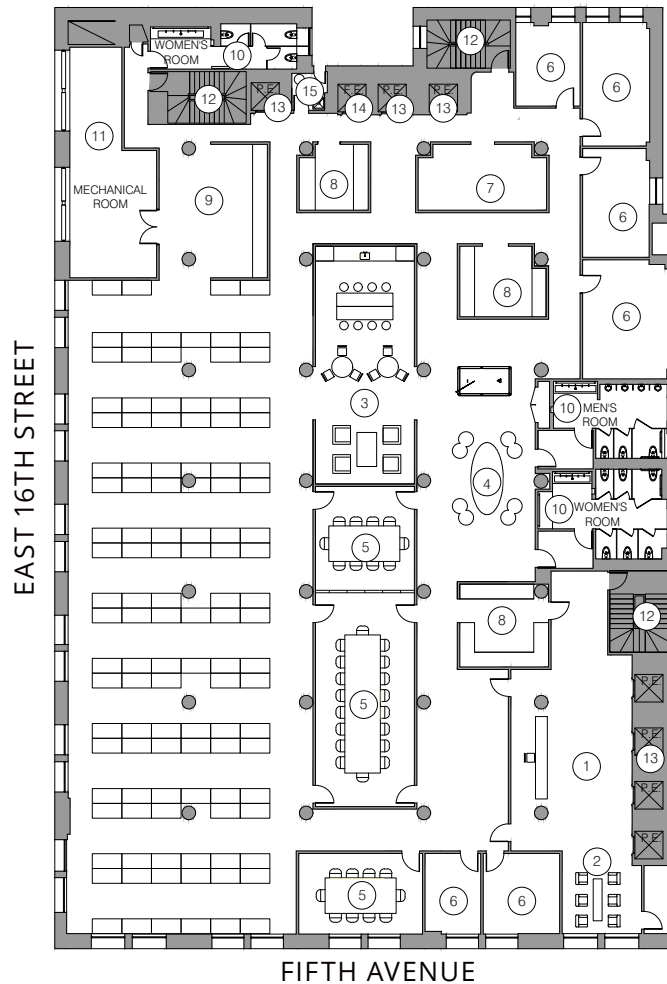
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2nd Floor | Creative Layout | 21,500 SF



STATS:  
 MEETING ROOMS: 03  
 ENCLOSED OFFICES: 06  
 WORK STATIONS (5'-0" LONG): 116

- ① LOBBY / RECEPTION
- ② WAITING AREA
- ③ KITCHENETTE / CAFE
- ④ BREAK OUT AREA
- ⑤ MEETING ROOM
- ⑥ OFFICE
- ⑦ SERVER ROOM
- ⑧ LAYOUT / COPY ROOM
- ⑨ STORAGE
- ⑩ BATHROOM
- ⑪ MECHANICAL A/C
- ⑫ STAIR
- ⑬ PASSENGER ELEVATORS
- ⑭ FREIGHT ELEVATOR
- ⑮ UTILITY ROOM

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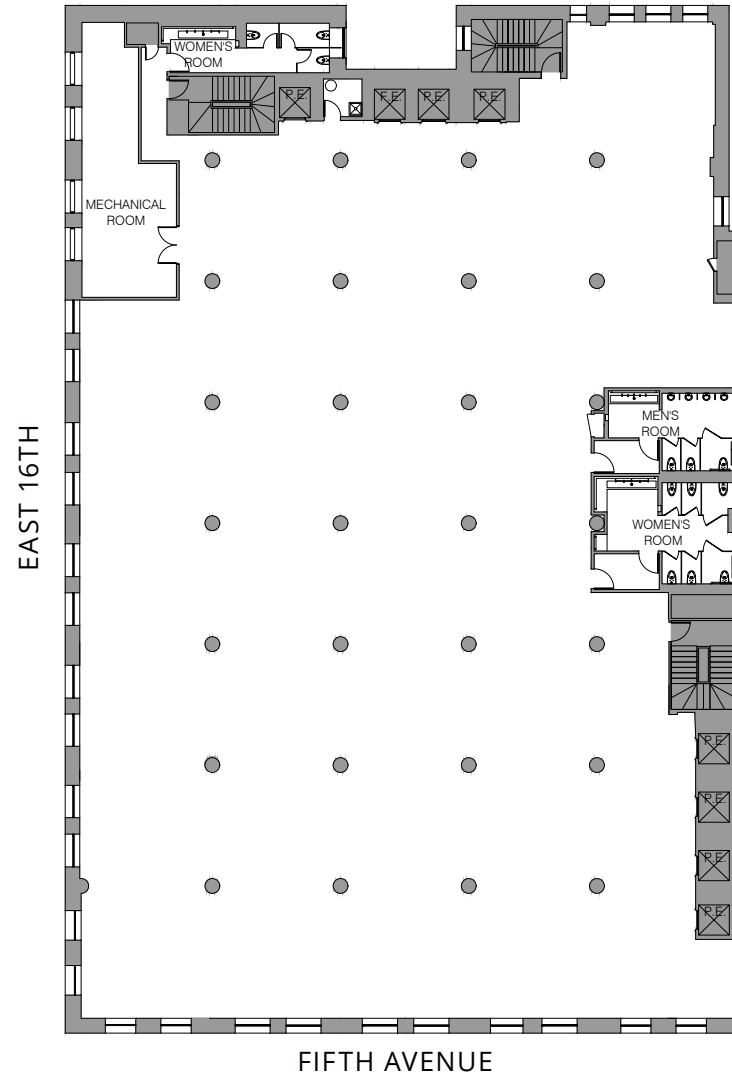
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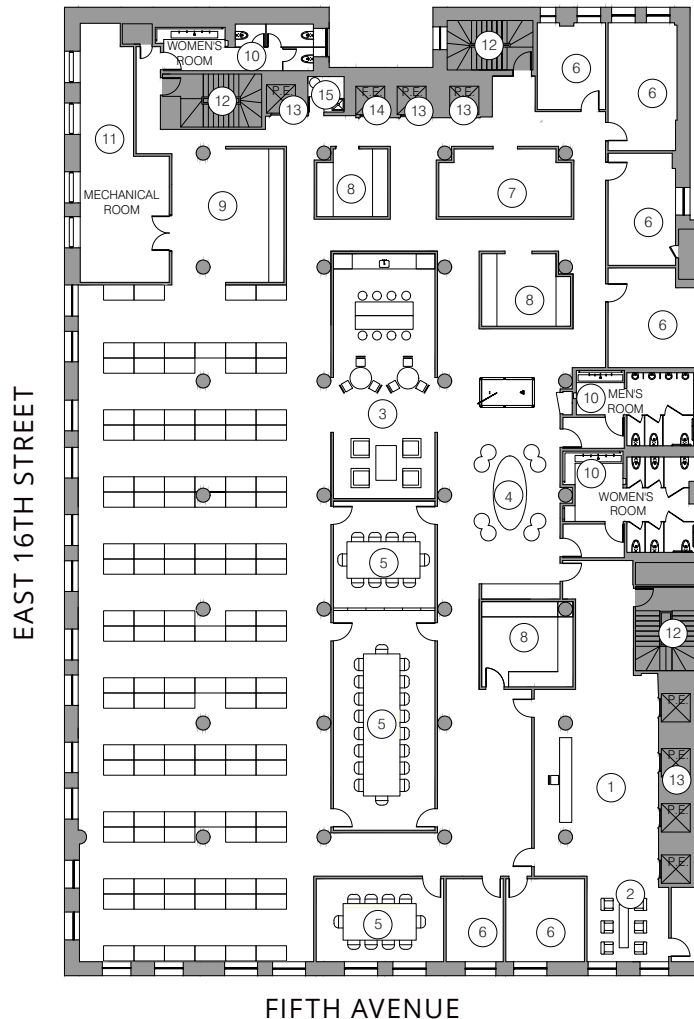
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**OWNER:** 79 Fifth Avenue LLC

**LEASING:** The Lansco Corporation

**MANAGEMENT:** A&R Kalimian  
600 Lexington Avenue

**BUILDING FEATURES:** Constructed in 1906, iron frame structure with exterior walls comprised of limestone, gray terra-cotta black and white brick masonry; operable windows, renovated in 1981-1983: Originally called the Knickerbocker Building, now a NYC Landmark building in the Ladies' Mile Historic District.

**RESTROOMS:** ADA compliant  
Porcelanosa porcelain tile floors  
Porcelanosa porcelain wall tile with stainless steel accent  
Toto fixtures  
Artemide lighting

**HEIGHT:** 18 floors

**ARCHITECT:** Oliver Cope Architects

**MEPS:** MG Engineering

**STRUCTURAL:** CSC Engineering / DeSimone Consulting Engineers

**LOBBY & ENTRY:** Newly redesigned Renaissance lobby featuring:  
Restored terrazzo floors  
Honed marble walls  
Ceiling artwork by Nora Johnson  
New elevator cabs  
New entrance to lobby

**FLOOR DETAILS:** 2nd - 12th floor: 21,500 rsf  
14th - 17th floor: 20,053 rsf  
18th floor: 10,500 rsf  
Floor load capacity: 250 lbs./sf  
Hardwood floors, plaster walls, ceilings and columns

**FLOOR HEIGHTS:** Ground: 17'0"  
**(SLAB TO SLAB)** 2nd floor: 13'11"  
3rd - 4th floor: 12'9"  
5th - 18th floor: 11'6"

**HVAC/BOILERS:** Condenser water cooled A/C units with air-side economizers, 50 tons per floor  
Winterized cooling tower provides for available A/C in non-cooling season  
1,050 ton Baltimore air coil cooling towers  
Con Ed natural gas and/or oil steam fired heating plant  
Honeywell Tridium building management system

**ELECTRICITY:** 10,800 amps of service  
6 watts per rsf office space

**ELEVATORS:** Dunwell Elevator  
4 passenger elevators: 3 serving L-18, 1 serving B-18; 700 fpm; 2,500 lbs. capacity  
1 freight elevator serving SB-17; 500 fpm; 3,000 lbs. capacity  
Fully upgraded elevators with new floor and hall indicators

**LIFE SAFETY:** Fully sprinklered  
Spectronics Class E system

**SECURITY:** 24/7 building security

**TEL/DATA:** Dual, remote POEs  
Verizon, ATT, Time Warner, Zayo, Lighttower

**MAJOR TENANTS:** Retail: Coach, Free People, Citibank, NA  
Office: The New School, Hulu, Creative Bubble, Verve Wireless

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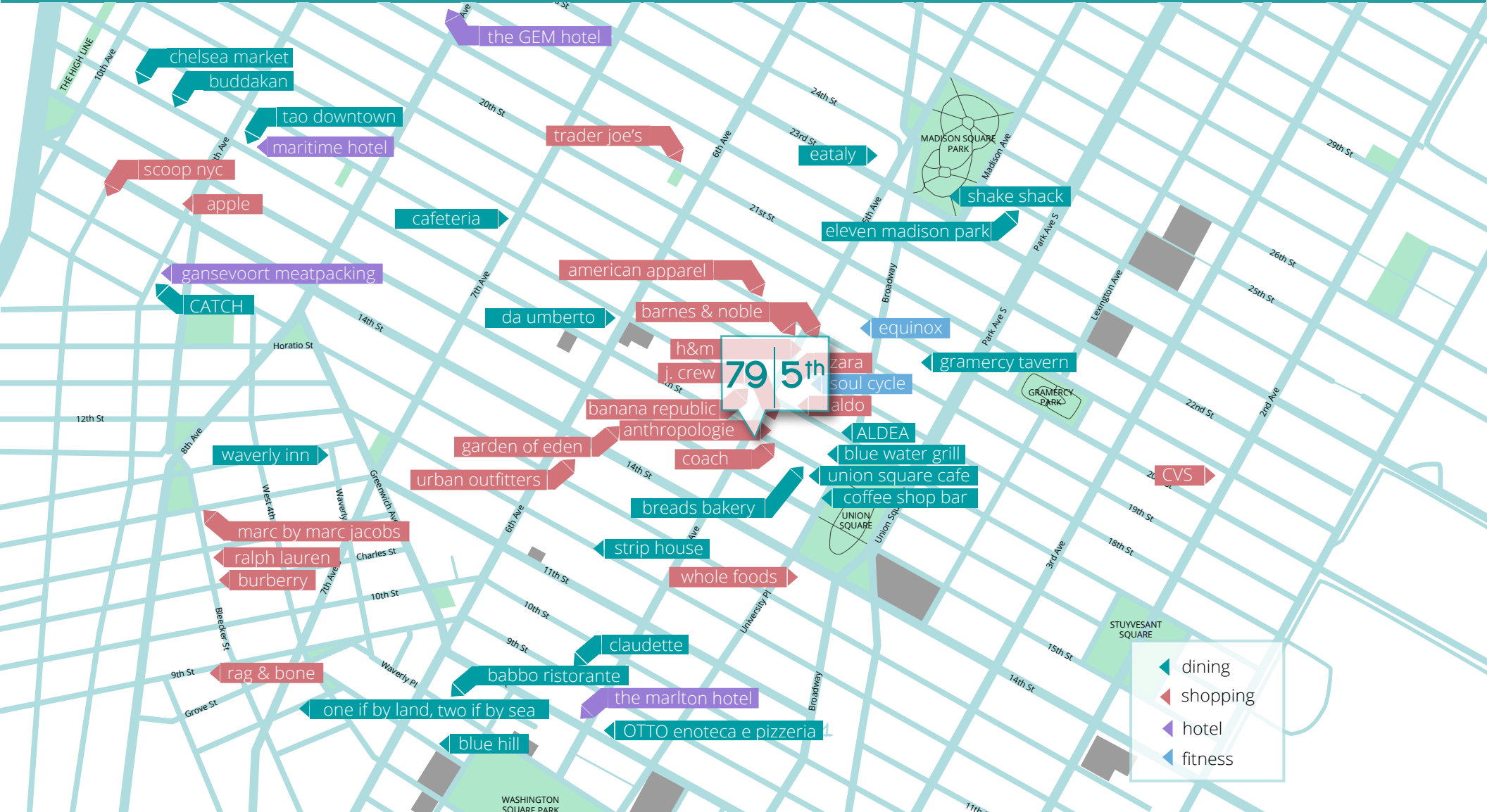
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