

# 114 FIFTH AVENUE

## Building Fact Sheet

<b>OWNER</b>	114 Fifth Avenue Ground Lessee, LLC
<b>MANAGER</b>	L&L Holding Company LLC
<b>LOCATION</b>	Midtown South at the intersection of 5th Avenue and 17th Street
<b>HISTORY</b>	Constructed 1910. Fully redeveloped in 2014
<b>ARCHITECT</b>	Maynicke & Franke 1909
<b>ZONE</b>	C6-4M & C6-4A General Central Commercial District
<b>HEIGHT</b>	190' (19 Stories)
<b>FLOOR SIZES</b>	Typical building rentable area is 19,306 - 19,402 square feet
<b>BUILDING CONSTRUCTION</b>	Concrete encased Steel
<b>FOUNDATION</b>	Poured reinforced concrete
<b>DECK</b>	Poured in place concrete
<b>FAÇADE</b>	Brick and limestone veneer, decorative stone carvings, columns and friezes on street elevations
<b>FLOOR LOAD</b>	Retail - 100 lbs./SF 2nd Floor - 75 lbs./SF 3-19th Floors - 60 lbs./SF
<b>ADA COMPLIANCE</b>	Meets code
<b>MAJOR TENANTS</b>	Capital One, Mashable, Mastercard, ACQA Corporation, Univision and Chainalysis.
<b>RECENT UPGRADES</b>	LEED Certified New elevator cabs/modernization New tenant package units (all floors), & cooling tower New hot water heating system New electric service, riser and closets New windows in selected areas New modern lobby New security and telecommunication systems (point of entry & riser)
<b>BUILDING OPERATING HOURS</b>	24 hours a day, 7 days a week
<b>COLUMN SPACING</b>	21' - 22'
<b>MULLION SPACING</b>	7'
<b>STORAGE SPACE</b>	Available pursuant to availability.

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<b>ELEVATORS</b>	<p><b>Passenger Elevators:</b></p> <ul style="list-style-type: none"> <li>• 6 Cars service floors; 1 - 19</li> <li>• Cars 1-4 from 5th Avenue Lobby</li> <li>• Cars 5 and 6 from 17th Street Entrance</li> </ul> <p><b>Freight Elevator Cars:</b></p> <ul style="list-style-type: none"> <li>• 1 - 2,200 lbs. capacity elevators service floors basement - roof</li> </ul>																					
<b>HVAC</b>	<p>1 New 40 ton DX units are installed on floors 2-18 New hot water radiation units installed on floors 2-18</p> <p><b>Base Building HVAC Hours:</b> Mon.-Fri. 8:00am - 6:00pm</p> <p><b>Supplemental Condenser Water Cooling Capacity:</b> Approximately 1,200 tons</p>																					
<b>ELECTRICAL</b>	One new 3 phase, 4 wire Con Edison services 5,000 amps at 120/208 volts and one existing 3,000 amps at 120/208 volt service.																					
<b>LIFE-SAFETY</b>	An emergency generator rated at 375KW supports a variety of loads including elevators and emergency lighting.																					
<b>SPRINKLER SYSTEM</b>	The building is fully sprinklered and has an addressable Class E fire alarm system.																					
<b>SECURITY</b>	24/7 Electronic access technology, lobby turnstiles, closed-circuit camera monitoring and a professional staff are in place to ensure tenant safety.																					
<b>MONITORING SYSTEM</b>	Building management system allows the engineering staff to monitor systems on a real-time basis.																					
<b>TELECOM/CABLE/INTERNET</b>	Time Warner and Verizon are present with the building with multiple access points.																					
<b>LOADING DOCK</b>	None																					
<b>CEILING HEIGHTS</b>	<table> <tr> <td>Basement</td> <td>=</td> <td>12'8" slab to slab (varies)</td> </tr> <tr> <td>Ground Floor</td> <td>=</td> <td>20'0" slab to slab</td> </tr> <tr> <td>Floor 2</td> <td>=</td> <td>17'0" slab to slab</td> </tr> <tr> <td>Floor 3</td> <td>=</td> <td>17'0" slab to slab</td> </tr> <tr> <td>Floors 4 - 17</td> <td>=</td> <td>12'6" slab to slab</td> </tr> <tr> <td>Floor 18</td> <td>=</td> <td>16'0" slab to slab</td> </tr> <tr> <td>Floor 19</td> <td>=</td> <td>17'0" slab to slab</td> </tr> </table>	Basement	=	12'8" slab to slab (varies)	Ground Floor	=	20'0" slab to slab	Floor 2	=	17'0" slab to slab	Floor 3	=	17'0" slab to slab	Floors 4 - 17	=	12'6" slab to slab	Floor 18	=	16'0" slab to slab	Floor 19	=	17'0" slab to slab
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<b>DOMESTIC WATER</b>	Street service for the building (17th)																					
<b>AREA AMENITIES</b>	Union Square Park, Madison Square Park and major retail presence in the area, including Coach.																					
<b>TRANSPORTATION</b>	The building is easily accessed by range of transportation options. The 4, 5, 6, N, Q, R, F and M. MTA trains are within walking distance of the building.																					

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