



## 485 LEXINGTON AVENUE BUILDING SPECIFICATIONS

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<b>Owner / Manager:</b>	SL Green Realty Corp.
<b>Leasing Agent:</b>	Cushman & Wakefield
<b>Location:</b>	Entire east side block, Lexington Avenue between 46th Street & 47th Street
<b>Building Size:</b>	921,370 rentable square feet
<b>Building Height:</b>	31 floors, plus basement and mezzanine.
<b>Mezzanine:</b>	10,798 rentable square feet
<b>Floors 2-4:</b>	54,199-55,632 rentable square feet
<b>Floors 5-11:</b>	44,493-44,545 rentable square feet
<b>Floors 12-19:</b>	26,250-38,651 rentable square feet
<b>Floors 20-31:</b>	13,478-14,383 rentable square feet
<b>Floor 32:</b>	8,811 rentable square feet
<b>Lobby:</b>	Two-story lobby atrium featuring dramatically-lit white glass panel system. White marble floors, with granite-clad security desk.
<b>Construction:</b>	Conventional reinforced concrete foundation system with steel columns and beams.
<b>Facade:</b>	Single-paned tinted glass vision panels with black-colored opaque spandrel panels. New windows installed.
<b>Ceiling Height:</b>	11'-2" slab-to-slab
<b>Column Spacing:</b>	Typical column bays of 19' x 19'
<b>Security:</b>	Lobby attended 24/7. Turnstiles for authorized employees located in main lobby. Access via electronic ID cards. Camera surveillance covers lobby, elevators, loading dock, entranceways and other public areas. Messenger center and attended loading dock.
<b>Elevators:</b>	17 passenger elevators, two manually-operated service elevators and one loading dock elevator.
<b>Electric Capacity:</b>	Five 4,000-amp services at 120/208 volts. 8.8 watts per square foot available for tenant use. Separate electrical closets located on each floor.
<b>Generator:</b>	Location available for tenant back-up generator.
<b>Telecom:</b>	Four 4" conduits provide Verizon service to all floors.
<b>HVAC:</b>	Hours of service: M-F 8am-8pm & Sat. 8am-1pm. Air conditioning provided by two 1,100-ton York steam turbine chillers. There are also two new supplemental 250-ton York steam absorption chillers and a new central cooling tower. Fresh air is provided by air-handling units on each floor.
<b>Life Safety:</b>	Pyrotronics MXL Class-E system. Building fully sprinklered. Emergency generator backs up all life safety systems.
<b>Parking:</b>	Two-level 100-car garage located in building.
<b>Transportation:</b>	Easy access to all transportation including Grand Central Terminal and subway hub.