



750 THIRD AVENUE BUILDING SPECIFICATIONS

Owner / Manager:	SL Green Realty Corp.
Leasing Agent:	Cushman & Wakefield
Location:	Entire west side block, Lexington Avenue between 46th Street & 47th Street
Building Size:	857,354 rentable square feet
Building Height:	35 floors, plus two sub basement
Floor Sizes:	
Floors 2-13:	33,981-40,435 rentable square feet
Floors 14-16:	24,900-26,351 rentable square feet
Floors 17-19:	16,401-18,204 rentable square feet
Floors 20-34:	11,779-11,978 rentable square
Floor 35:	Mechanical Floor
Lobby:	Grand four-story Third Avenue featuring marble atrium facing floors with accent borders of acata Grigiot Chiaro and Calacata marbles and walls of honed and polished Kuru granite.
Construction:	Conventional reinforced concrete foundation system with steel columns and beams.
Facade:	Single-paned tinted glass vision panels with black-colored opaque spandrel panels. West facade of building is glazed brick veneer.
Ceiling Height:	11'-2" slab-to-slab
Column Spacing:	Typical column bay depths ranging from 18'-6" to 22'-6".
Bathrooms:	Recently updated bathrooms including one unisex ADA bathroom per floor.
Security:	Lobby attended 24/7. Camera surveillance covers lobby, elevators, loading dock, entranceways and other public areas. Messenger center and attended loading dock.
Elevators:	16 passenger elevators, one manually-operated service elevator and one loading dock elevator.
Electric Capacity:	Four 4,000-amp services at 120/208 volts. Six 1,000 KVA utility transformers. An additional 5,000-amp service was completed in 2004 and will provide 6 watts per square for tenant use. Separate electrical closets located on each floor.
Telecom:	Four 4" conduits provide Verizon service to all floors.
HVAC:	Hours of service: M-F 8am-6pm & 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 perimeter introduction units and interior zone air-handling units.
Life Safety:	Pyrotronics MXL Class-E system. Building fully-sprinklered. Emergency generator backs up all safety systems.
Parking:	Two-level 100-car garage located in building.
Transportation:	Easy access to all transportation including Grand Central Terminal and subway hub.