



485 LEXINGTON AVENUE BUILDING SPECIFICATIONS

Owner / Manager:	SL Green Realty Corp.
Location:	Entire east side block, Lexington Avenue between 46th Street & 47th Street
Year Built:	1956
Architect:	Emery Roth & Sons
Building Size:	925,364 rentable square feet
Building Height:	32 floors, plus basement and mezzanine.
Mezzanine:	10,798 rentable square feet
Floors 2-4:	54,199-55,632 rentable square feet
Floors 5-11:	44,493-44,545 rentable square feet
Floors 12-19:	26,250-38,651 rentable square feet
Floors 20-31:	13,478-14,383 rentable square feet
Floor 32:	8,811 rentable square feet
Lobby:	Two-story lobby atrium featuring dramatically-lit white glass panel system. White marble floors, with granite-clad security desk.
Construction:	Conventional reinforced concrete foundation system with steel columns and beams.
Facade:	Single-paned tinted glass vision panels with black-colored opaque spandrel panels. New windows installed.
Ceiling Height:	11'2" – 11'4"
Column Spacing:	Typical column bays of 19' x 19'
Security:	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.
Elevators:	17 passenger elevators, two manually-operated service elevators and one loading dock elevator.
Electric Capacity:	Six 5000 amp services fused at 4000amp. Six watts per foot available for tenant use. Separate electrical closets located on each floor.
Generator:	Location available for tenant back-up generator.
Telecom:	Four 4" conduits provide Verizon service to all floors.
HVAC:	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.
Life Safety:	Pyrotechnics MXL Class-E system. Building fully sprinklered. Emergency generator backs up all life safety systems.
Parking:	Two-level 100-car garage located in building.
Transportation:	Easy access to all transportation including Grand Central Terminal and subway hub.