

## 51 ASTOR PLACE

### TECHNICAL SPECIFICATIONS

Gross Building Area: 400,000 rsf

Building Height: 12 Stories

Construction: Structural steel frame and concrete slabs. Façade is an energy-efficient low-e structurally glazed glass and aluminum curtain wall. All tenant floors are 70 lbs live load.

Floor Sizes:	Office	Retail	Education
Floors 5-12:	25,401 rsf	Ground A: 9,217 sf	Floor 2: 42,232 rsf
Floors 34:	42,232 rsf	Concourse A: 8,145 sf	Ground: 13,136 rsf
Concourse:	20,167 rsf	Ground B: 3,397 sf	
Sub Cellar:	2,134 rsf	Ground C: 2,946 sf	

Floor Heights (Slab to Slab):	Floor 12:	18'-0"	Ground:	22'-0"
	Floors 3-11:	14'-0"	Concourse:	16'-0"
	2nd Floor:	16'-0"	Subcellar:	12'-0"

Window Dimensions:	Top of Window Height:	Window Width:
	Ground: 17' - 2"	2'-6" and 5'-0" Modules
	2nd Floor: 12' - 0"	
	3rd-12th Floors: 10' - 0"	

Green Roof/Outdoor Areas: A private accessible green roof on the 5th floor  
A tenant accessible green roof on the 13th floor  
An urban plaza on the corner of Astor Place and Third Avenue

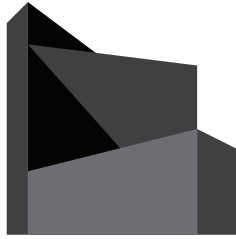
Art: In the commercial office lobby, as with other Edward J. Minskoff owned properties, a major sculpture by a world renowned artist will be installed.  
In addition, the urban plaza along Astor Place will contain an Alexander Calder sculpture which the Calder family has committed to the location.

Leed Gold Certification: 51 Astor Place will meet LEED Gold Certification with U.S. Green Building Council (USGBC), the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, efficient and healthy places to work. The building will have a bicycle storage room with showers.

#### Web-Based Service

Request System: A Web-based service request system is provided to allow tenants to place service requests and communicate with management over the internet.

Messenger Center: A dedicated messenger center staffed by building security personnel receives deliveries via the Ninth Street service entrance. The messenger center both picks up and delivers packages directly to Tenants in the Building.



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Accessibility: The building is fully ADA compliant

Building Hours/

Tenant Access: Monday – Friday 7 AM to 7 PM  
Saturdays 8 AM to 1 PM  
Tenants have access 24 hours a day, 7 days per week

Security: Uniformed security guards control the concierge desk and turnstile access 24 hours a day, 7 days per week. CCTV security monitoring and access control. The Building will have the state of the art in visitor management systems.

Fire Stairs: Stairs are oversized to exceed New York City and International Building Code requirements

Restrooms: Restrooms are 100% ADA compliant and include extra fixtures to meet open space population demand.

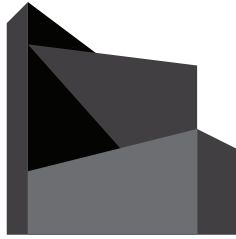
HVAC: Two (2) roof mounted central cooling towers, with a total combined capacity of 1400 tons, serve individual water-cooled package air conditioning units on each floor. Each unit has digital controls and keypad display, which will provide for tenant control for after hours requirements and reduced overtime costs. System is designed to operate as a variable air volume (VAV) system. Provisions are in place for an additional 700 ton cooling tower to meet additional tenant requirements.

Supplemental Cooling: 20 tons of condenser water capacity per floor is available for supplemental HVAC. Valved outlets are provided on each floor for future Tenant AC capacity.

Building Management System: BMS system utilizes direct digital control technology for monitoring and control of all building systems to optimize operating efficiencies and energy consumption.

Electrical: 8 watts per rsf demand load exclusive of base building air conditioning; 460 volt, 3 phase main service. Power is provided from two (2) points of entry and is distributed in the building via a copper bus duct riser. There are two (2) electric closets per floor.

Emergency Generator: One 1,500 kilowatt emergency generator located on the roof services the building's life safety, critical building systems and building operation. A 275 gallon day tank and a 5,000 gallon storage tank are located on the C-2 level. There is 800 kilowatts of spare auxiliary power capacity available to meet tenant needs. Provisions have been made for the installation of an additional generator for future tenant use.



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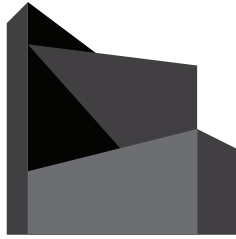
- Telecom:** Developer has hired a market-leading technology services firm, Eze Castle Integration, to develop a state of the art base-building telecommunications system and connectivity solution. This includes fully redundant telecommunications carrier points of entry, fully redundant base building telecommunications riser systems, fully redundant base building telecommunications telco closets on every tenant floor and prebuilt rooftop pathways. Telco carrier availability benefits include fully redundant wired and wireless ethernet loops, eBGP peering options for enterprise customers and point-to-point connectivity (last mile) over the protected ring to several major Manhattan colocation facilities.
- Elevators:** Passenger elevators are equipped with state of the art automated floor dispatch system which groups passengers by common destination, minimizing the number of stops, shortening wait times and reducing total travel time to floor destinations.
- Life Safety:** The building contains a state of the art Class "E" addressable fire alarm system with a Fire Command Station located at the concierge desk in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system.

For more information, please contact:



*Real value in a changing world*

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## 51 ASTOR PLACE

### TEAM

Leasing Representatives



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Associate Architect: Adamson Associates International

Engineers: Ysrael Seinuk, P.C. — Structural  
Flack + Kurtz, Inc. — Mechanical  
Mueser Rutledge Consulting Engineers — Geotechnical  
VanDeusen & Associates — Elevators

Landscape Architect: Thomas Balsley Associates

LEED Consultant: Steven Winter and Associates

Telecom Consultant: Eze Castle Integration

For more information, please contact:

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