

SPECIFICATIONS

OWNER:

CP/IPERS ALCHEMY 43rd STREET OWNER LLC

EXCLUSIVE LEASING & MANAGEMENT AGENT:

Avison Young

BUILDING SIZE:

215,000 SF

AMENITIES:

Includes on-site management, an adjacent park, co-working and conference facilities on-site.

LOCATION:

Block-through between East 43rd Street and East 44th Street between Third and Second Avenues.

HEIGHT / FLOOR SIZE:

25 stories with usable terraces located on the 2nd, 8th, 18th, 23rd and 25th floors

TYPICAL FLOOR SIZES:

Tower: 4,100 - 6,400 RSF
Mid Rise: 6,000 - 8,800 RSF
Base: 10,700 - 11,900 RSF

BUILDING ACCESS/SECURITY:

The Building has a manned Lobby security person in attendance 24 Hours/365 Days a year which is supplemented by a security camera system utilizing 32 cameras.

FIRE ALARM:

“Class E” Fire Alarm System.

RENOVATION SUMMARY:

Planned and completed building renovations include:

- New windows
- Lobby upgrade
- New exterior façade
- Energy efficient lighting
- New HVAC systems

HVAC:

Cooling is provided to the building by a chilled water system that consists of internal chillers built into a rooftop cooling tower. The building can also provide condenser water for tenant supplemental systems. Each floor has air handler units of approximately 20-tons each located within the mechanical closets on each floor.

ELECTRICITY:

Power is provided by a 5,000-amp, three-phase, 120/208-volt building-owned main switchboard located in the basement.

TELECOMMUNICATIONS PROVIDERS:

The Property is served by several providers, including Verizon FIOS and Time Warner Fiber.