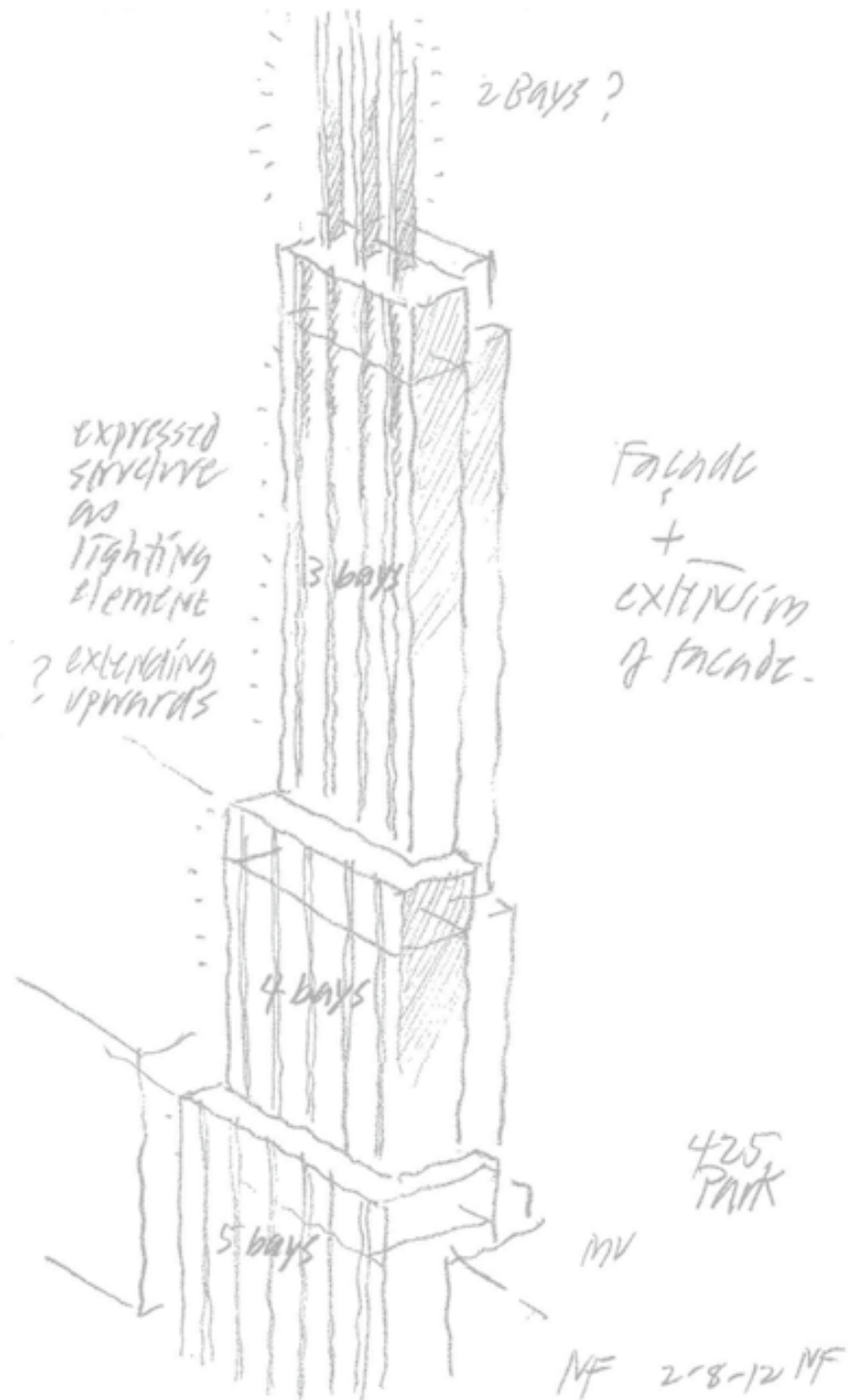


425

PARK AVENUE





425 Park Avenue | Lobby & Retail Space | Soaring 45' tall lobby atrium with floor-to-ceiling glass.









425 Park Avenue | Diagrid Floor | 33,700 sf across two floors including specialty space boasting 38' heights and private gardens facing both north and south.





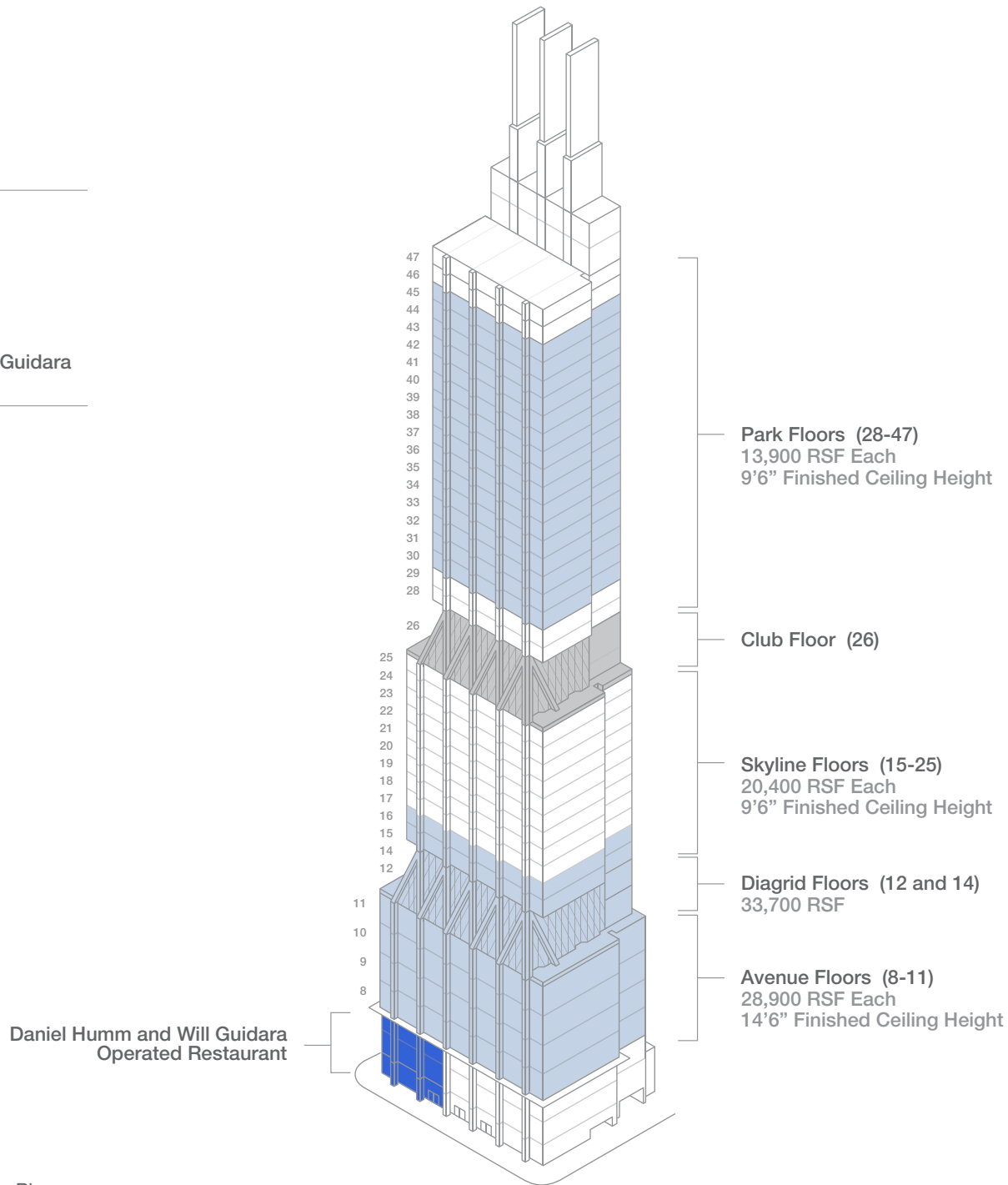


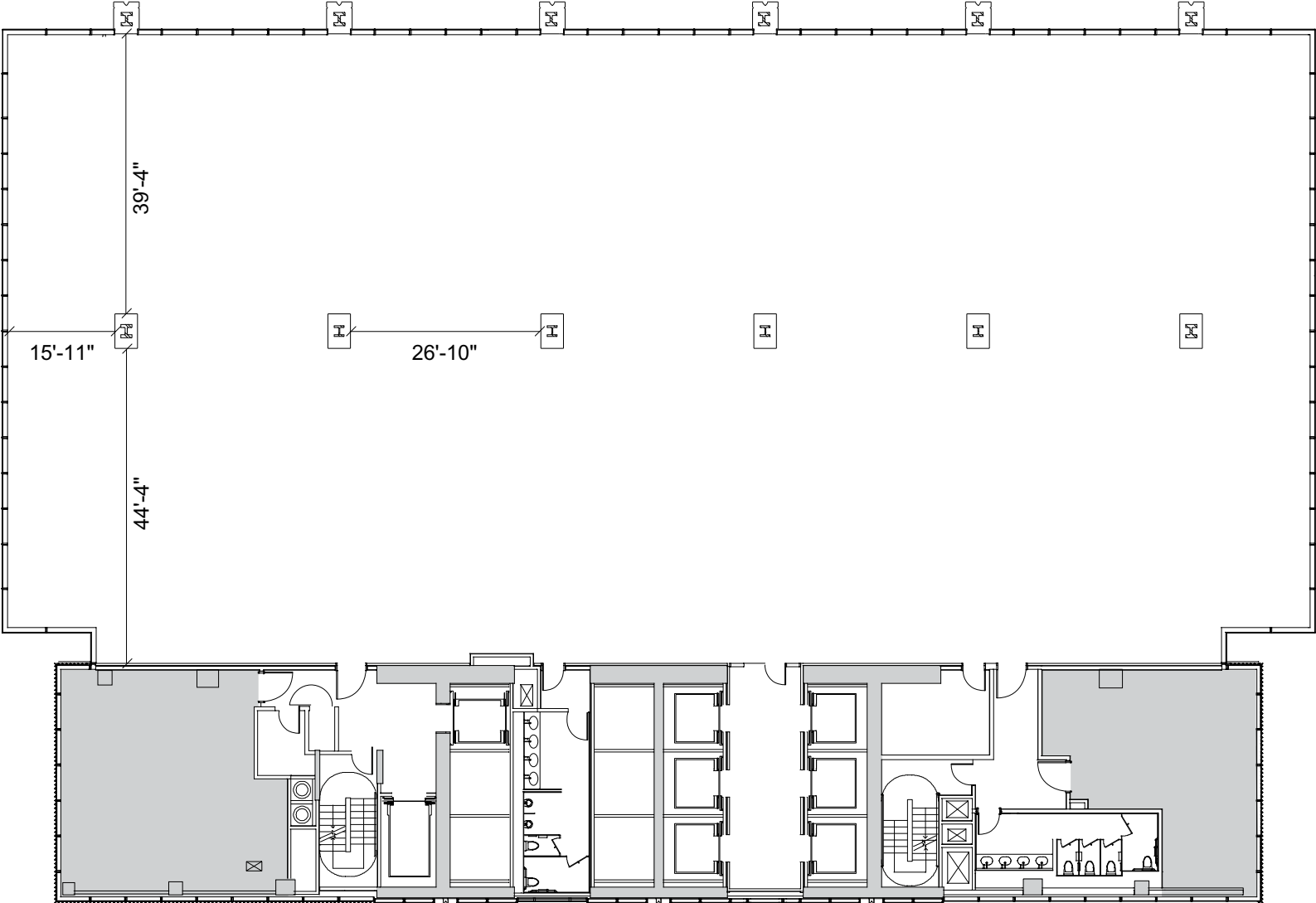


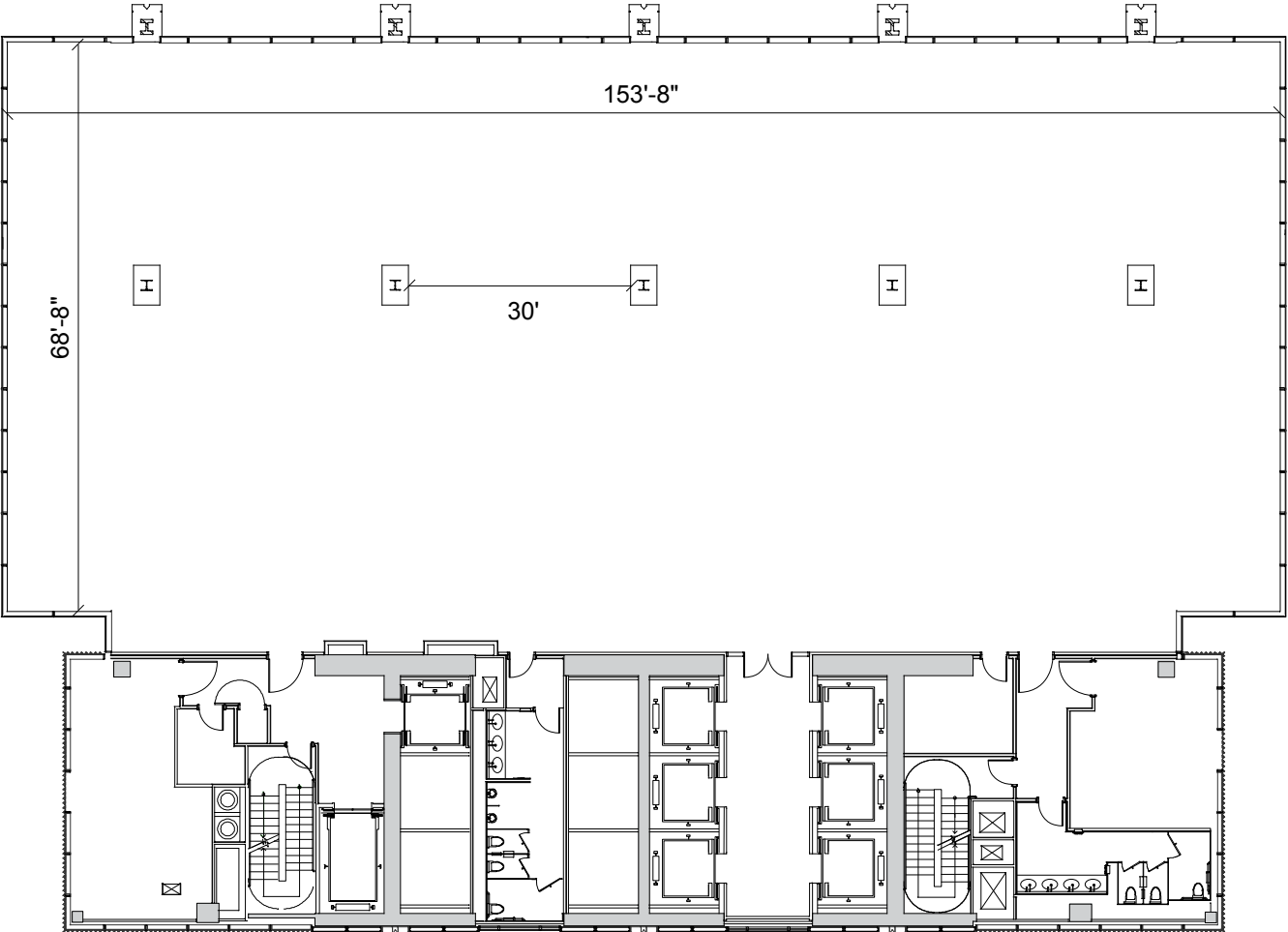


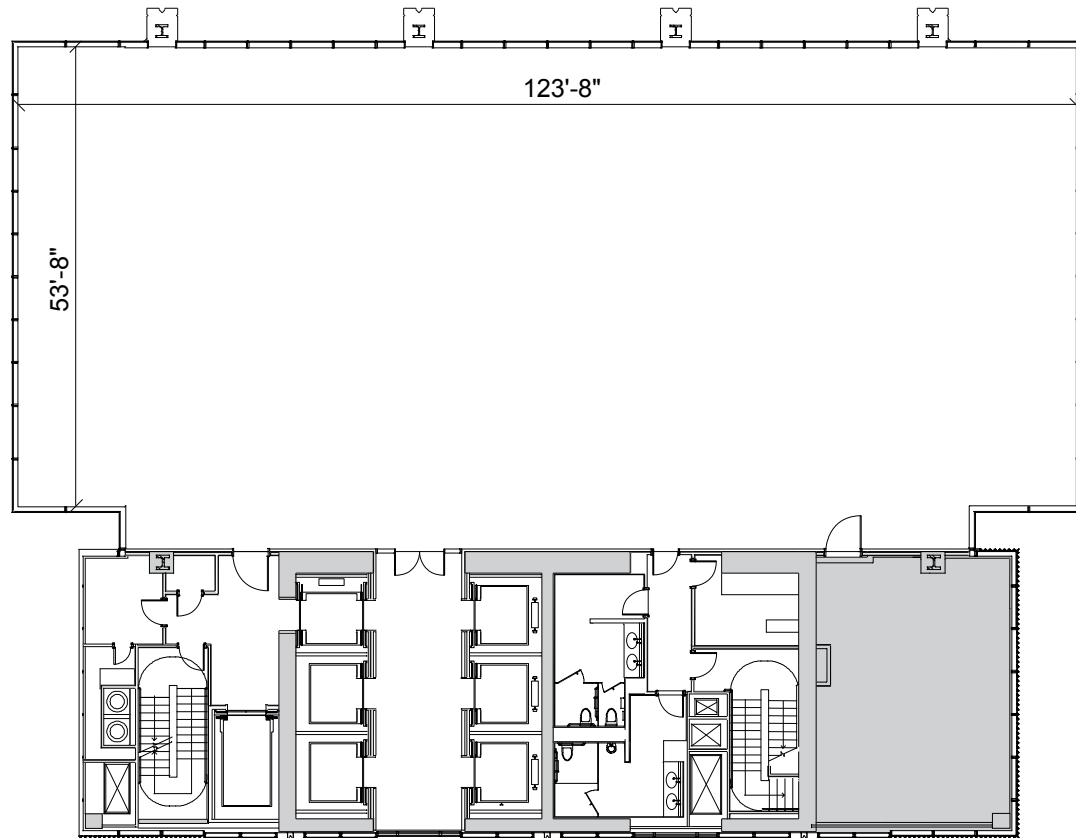


- Available
- Leased
- Club Floor
- Daniel Humm and Will Guidara Operated Restaurant









Developer

L&L Holding Company LLC

Team

Architect
Foster + Partners

Architect of Record
Adamson Associates Architects

Structural Engineer
WSP

MEP Engineer
WSP

Construction Manager
Tishman Construction

LEED Certification

Projected LEED Gold

Well Certification

Projected to be the first Well Certified commercial office building in NYC.

Feng Shui Environment & Geomancy

Building Access

Seven Days / Twenty-Four Hours

Building Area

Office
670,080 RSF

Retail
9,552 RSF (Ground)
8,829 RSF (Mezzanine)

Parking
Parking garage private for the tenants in the building with a capacity of 52 cars access via a car lobby on 55th street

Building Height

Building Height to the Roof
724'6"

Building Height to the Top of the Glass Feature
860'6"

Total Floors

41

Floor Sizes

Park Floors, 28-47
(13,900 RSF)
Skyline Floors, 15-25
(20,400 RSF)
Avenue Floors, 8-11
(28,900 RSF)
Diagrid Floor 12 & 14
(33,700 RSF)

Slab Heights / Finished Ceiling Heights

Retail
Ground, 45' / 44'8"
Mezzanine, 36'11" / 25'0"
Avenue Floors, 22'6" / 14'6"
Diagrid Floor, 43' / 38'
Diagrid Floor Mezzanine, 22' / 14'2"
Skyline Floors 13'6" / 9'6"
Park Floors 13'6" / 9'6"
Penthouse 42' / 36'

Column Spacing

Park Floors 28-47
Column free

Skyline Floors 15-25
5 total columns on the floor;
30' center to center of columns

Avenue Floors 8-11
6 total columns on the floor;
30' center to center of columns

On All Floors North & South
Column Centerlines Are
17'6" from curtain wall glass

Outdoor Terraces

Floors 12 & 26
More than 3,000 Total RSF on each floor.

Outside Air

Minimum outside air – 20 CFM / Person based on 7 people per 1,000 SF of occupied office space

Building Services

Loading Dock
On 55th St between Park and Lexington Mon. – Fri.
7 am to 6 pm

Elevators

Destination Dispatch
 12 Passenger Elevators (2 banks)
 2 Car Elevators
 1 Freight Elevator + 1 Passenger elevator that can be used for freight if needed

Avenue & Skyline Floors (Low Rise)
 Floors 8–25
 6 elevator cabs

Club Floor (26th Floor)
 4 Passenger Elevators
 2 Low Rise + 2 High Rise Elevators

Park Floors (High Rise)
 Floors 28–47
 6 Passenger cabs

Subway Access
 4,5,6 at 59 St;
 E,M at 53 St

Electrical

The electrical service will be provided by ConEd at 480/277V, 3 phase in a second contingency configuration.

Tenant Electrical Load Capacity

6 Watts per USF*
 *additional power can be made available

HVAC

Water Cooled DX system with waterside economizer and variable volume A/C units on each floor.

Supplemental
 2 1/2" valved outlets will be provided on each floor for tenant use and the system will be available 24/7. The valved outlets have a capacity of 30 tons and the overall condenser water capacity for tenant supplemental use is 400 tons.

Base Building HVAC Hours

Mon. – Fri. 8:00 am to 6:00 pm

Back Up Power

All office floors are connected to emergency power. In addition each tenant floor is provided with a 200A emergency disconnect that can be used for partial emergency power. A total of 1,000KW is available for tenant emergency power needs on a first come, first serve basis.

Standby Generator

Standby generator power is available for tenant spaces at a to be determined fee.

Space is available on the 50th floor for two (2) tenant natural gas generators sized at 200KW each

Security System

Extensive integrated security and safety systems such as visitor management, remote monitoring, digital network camera coverage and a 24/7 security center housed in the building. Upon request, L&L can provide to each tenant a customized security suite.

Life Safety

Fully automatic and manual fire alarm system. Two fire protection services will be brought from adjacent streets and will be connected to the fire protection system. Combined sprinkler and standpipe risers will be provided. Life safety back up emergency power distribution will be provided via (2) 200KW/2500kVA emergency diesel generators.

Distributed Antenna System (DAS)

DAS system shall be designed and installed with the capability of enabling cell phone carrier services, Fire Department/ Emergency services repeaters and a building management 2-way radio system.

Private Wireless Network

L&L Holding Company, LLC owns and operates a proprietary digital point to point emergency radio communication network. This FCC licensed system allows properly equipped tenants to utilize wireless radio communications throughout New York City regardless of extraneous factors, such as power outages and interruptions to main stream data networks. Tenants in 425 Park Avenue may be provided with access to this private network based on equipment charges and fee schedule yet to be determined.



L & L HOLDING COMPANY

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