

SPECIFICATIONS

**OWNER:**

787 Holdings LLC

LEASING & MANAGING AGENT:

CBRE, Inc.

ARCHITECT:

Edward Larabee Barnes

YEAR COMPLETED:

1985

HEIGHT:

54 floors

LOBBY:

MountainMountain Rose granite floors; Brushed bronze revolving doors. The Seventh Avenue Lobby entrance has an impressive soaring atrium featuring the 75 foot monumental work by Roy Lichtenstein with a seating area designed and created by artist Scott Burton.

EXTERIOR FINISH:

Materials: Glass and stone (Indiana limestone and red granite) curtain wall.

Color: Red and buff stone; gray tinted glass.

CEILING HEIGHTS:

Typical: 12'6" slab-to-slab

Floors 2, 3, 11, 12, 36 & 37: 14'6"

slab-to-slab

HEATING, VENTILATION AND AIR CONDITIONING:

System: VAV System with newly installed Trane Central Chillers and Thermal Ice Storage Plant. Heating is provided by a perimeter hot water radiation system. Building Management System for optimal HVAC control.

Standard Hours of HVAC Operation: 8:00 a.m. to 6:00 p.m., Monday to Friday

Overtime: Available on a negotiable basis

Supplemental HVAC: Supplemental cooling provisions for conference rooms, trading floors, computer rooms, etc; package air conditioning units permitted at tenant's expense. No louvers or grills allowed.

ELECTRICITY:

General: Con Edison transformer vaults located on 52nd Street provide 480/277 volts, three phase, four wire, 60 Hz.

Capacity of 11.5 Megawatts at 480 volts.

Building Standard Power:

6 watts per usable square foot

Method of Measuring Tenant Consumption:

Electric sub-meters

Electrical Closets: Two (2) per floor

CBRE

OFFICE LEASING:

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SPECIFICATIONS (CONT.)

787
SEVENTH AVENUE

PASSENGER ELEVATORS:

Manufacturer: Otis Elevator Company
Number of Elevators: 31 elevators
Programmable: Yes through the Elevator Management Systems (EMS)
Elevator Speed: High-rise at 1,200 f.p.m.; mid-rise at 1000 f.p.m.; low rise at 500 f.p.m. and low inter-rise at 800 f.p.m.

FREIGHT ELEVATORS:

Manufacturer: Otis Elevator Company
Number of Elevators: 3 elevators
Elevator Capacity: 4,000 lbs.
Elevator Size: 7 feet wide, 6 feet deep and 10 feet high
Elevator Speed: 700 f.p.m.

LOADING DOCK:

Loading dock accessible from 52nd Street via two (2) truck elevators 13.67' wide x 16' deep, 41' length, 16' height.

LIFE SAFETY:

Sprinkler System: Fully sprinklered
Class E System: Class E fire alarm and safety systems upgraded in 1998.
Emergency Power: A 1-megawatt emergency generator for the building's life and fire safety capabilities

SECURITY:

Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis. Electronic turnstiles, messenger center and extensive CCTV coverage.

TELECOMMUNICATIONS:

Providers: AT&T, Cogent, Lighttower, RGTS, Sidera, Verizon & Zayo
Cable: Cable TV service available

OTHER INFORMATION:

Generator Capacity: A 3.2-megawatt emergency generator for enhanced building back-up and tenant connections.
Parking: Indoor garage features 81 spaces accessible via two auto elevators.

OTHER AMENITIES:

Highly rated on-site restaurants including Zagat's top-rated restaurant, Le Bernardin and Bobby Flay's Bar Americain.
487-seat auditorium equipped with state-of-the-art systems available for tenant events
Athletic & Swim Club on-site, featuring Olympic-size swimming pool
Through-block galleria sheltered by glass skylights with public seating areas
Transportation: Close proximity to Port Authority Bus Terminal, Penn Station and Grand Central Terminal. Walking distance to bus and subway lines including the 1, B, C, D, E, F, M, N, Q & R trains. Direct access to Rockefeller Center Concourse.

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