



## BUILDING INFORMATION

This seven-story annex adjoining Park Avenue Plaza offers a classic office and retail environment of 58,797 square feet. Featuring high ceilings, a renovated facade, state-of-the-art security and a separate office entrance, it lends itself to the needs of today's technical tenants. Built in 1908 and acquired by Fisher Brothers in 1995, it has since been restored to its original luster.

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### Year Constructed

1908

### Number Of Floors

8 floors + walk-up

### Floor Sizes

Approx. 7,100+ RSF

### Building Security

Fisher Brothers security staff in Lobby from 7am – 6pm Business Days.

### Ceiling Heights

Varies. From top to top of slab approximate measurements - Floors 4 & 6 are 15.8', Floors 2, 5 & 7 are 11.5', Floor 3 & Lobby are 10', and Floor 8 is 9.8'.

### Column Spacing

Side core construction with columns spaced at window line (east to west) approximately 24.5 feet on center. North – south varies.

### Elevators

2 passenger cars.

### HVAC

Individual tenant 20 ton DX units on each floor. Perimeter steam radiation.

**Loading Dock**

No loading dock. Deliveries made through the lobby.

**Telecommunications**

Copper and Time Warner Cable Television

**Fiber Optics**

None

**Location**

49 East 52nd Street (between Park Avenue & Madison Avenue)

**Owner**

49 East 52nd Street Leasehold LLC

**Life Safety**

Fully sprinklered building. Class E Fire Alarm System with UPS backup. Fire Command Center at lobby console with Certified Fire Safety Director on sight 7 am – 6 pm Monday through Friday.

**Tenant Access**

Tenant access 24/7 via keycard through the 52rd Street main entrance.

**Total Building Area**

60,000 SF

**Transportation**

MTA 53rd Street 5th Avenue Station for Trains E & M with exit between Park & Madison onto 53rd Street. Grand Central Terminal – Metro North - Northeast Passage access on Park & 48th and Madison & 47th. Bus Lines on Madison between 52nd and 53rd: Q32, M1, M2, M3 & M4.