



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

Card Access 24/7 with manned building security at Lobby from 7 am – 6 pm Business Days. CCTV coverage of lobby, elevators, perimeter and other key areas of the building.

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 cars: Sub-Basement – 8th floor Basement -8th floor (Cars also serve as Freight Elevators for after hours deliveries)

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.