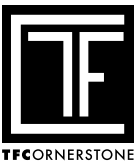


## BUILDING SPECS 387 PAS

- Building Address: 387 Park Avenue South (S/E Corner of 27th Street)
- Building Description: 387 Park Avenue South is in the midst of a dramatic large scale renovation orchestrated by the renowned architectural firms, Moed de Armas & Shannon Architects and MKDA. When completed in early 2015, the “new” 387 Park Avenue South will boast a new retail glass façade, two brand new building entrances and lobbies, all new elevators, a state of the art roof deck and new/upgraded mechanicals throughout.
- Number of Floors: 12 plus roof deck and sky box conference room.
- Rentable Area: 215,000 sq. ft.
- Typical Floor Sizes: +/- 19,269 sq. ft. Please refer to the attached stacking plan.
- Fiber Optics: Verizon, Lightpath, Lighttower
- Cable TV: Time Warner
- Satellite Capacity: Can accommodate satellites depending on the size. Tenant would have to submit a plan.
- Roof Space: Tenant leasing the top floors of the building will have access to an exclusive state-of-the-art roof deck and conference facility
- Window Dimensions: 45” H x 83” W (Operable)
- Mullion Spacing: 5 ft
- Typical Column Spacing: 25 ft
- Floor Loads: 100 lbs./psf
- Slab to Slab: Floors 2-11: +/- 11’
- Lobby Staffing: Security 24 hours per day/7 days per week  
Point Monitoring Access Control and CCTV at all entry points
- Class E Description: Notifier Class-E installed 2008
- Sprinkler Info: Fully sprinklered. There are two standpipe risers in the building. Located in fire stairs A & B.
- Plumbing: Two six inch City water lines entering the building, one on the SE corner of 27th Street, the other on 27th Street. Domestic water is distributed throughout the building via two risers located on the north and south sides of the building.
- Building Emergency Power: Yes
- Passenger: 4 total
- Freight: 1
- Load Capacity: 3,500 lbs.
- Loading Docks: 1 Entrance located on 27th Street; New Service/Freight Entrance to be completed as part of the renovation



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## BUILDING SPECS MECHANICAL

Air Distribution: VAV

- HVAC:
- One fifty-two (52) ton DX HVAC unit per floor which runs off the cooling towers on the roof
  - Cooling tower runs 24/7 (for tenants who need overtime AC) (400 tons capacity remaining). This is for comfort cooling. Condenser water cost is \$2000 per ton per annum
  - Air conditioning operates from April 15th - October 15th, 8AM-6PM, Monday-Friday
  - Overtime costs for running building tower past building hours is \$150 per floor per hour
  - Perimeter heating in building

Zoning: Based on distribution of VAV's

## BUILDING SPECS ELECTRICAL

Main Electrical Service: Distributed to six separate switchboards in the basement.

Switchboard: Each switchboard has a 4,000-amp capacity, 1 electrical closet per floor

Method of Measuring: Direct Con Ed metering

Watts per USF 6 watts connected at the panel per rentable square feet (excludes AC). Additional watts available and can be provided if required.

## BUILDING SPECS CONSTRUCTION DATA

Year Constructed: 1910

Year Renovated: Currently under renovation

Structural System: Brick/concrete columns and girders support the structure above the tracks. Columns between the floors are poured in place, while the exterior pre-cast brick spandrel panels are bolted to the floors.



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