



FEIL OFFICE PORTFOLIO

488 MADISON AVENUE



Building Fact Sheet

General Description

Owner: 488 Madison Avenue Associates, LLC
 Year Completed: 1949
 Gross Building Area: 384,000 SF
 Rentable Area: 447,000 SF

Area Amenities

Location: Madison Avenue blockfront between 51st and 52nd Streets

Original Design & Construction

Architect: Emery Roth & Sons
 Frame: Concrete encased steel structure
 Exterior Finish: Brick masonry and glass

Construction Details

Number of Floors: 24 floors
 Typical Floor Size: 22,206 to 26,827 RSF
 Column Spacing: 20 x 22
 Typical Slab Height: 10' 6" floor-to-floor
 Windows: Operable double-glazed, awning-type aluminum windows

Heating, Ventilation & Air Conditioning

Air Conditioning: 25 – 30 ton package units
 Hours of Operation: 8 am – 6 pm weekdays; 9 am – 1 pm Saturdays

Electricity

General: 120/208 three phase
 Electric Closets: All floors
 Distribution: 100 – 200 amp panels per floor
 Emergency Generator: No

Telecommunications

Internet: Wave 2 Wave

ADA Compliance

Lobby/Elevators: Yes
 Restrooms: Yes

Fire Safety

System: Class E

Passenger Elevators

Number: 8

Freight Elevators

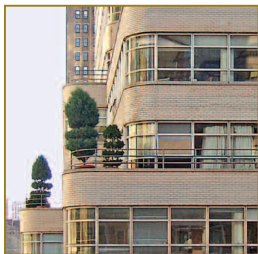
Number: 2
 One 3,000 lb. and one 1,500 lb. capacity

Security

Concierge desk
 Security cameras in lobby

Other Information

Lobby Renovation: Proposed 2009



AT EAST 52ND STREET
 NEW YORK CITY



THE FEIL ORGANIZATION

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