

712 FIFTH AVENUE

GENERAL OVERVIEW SPECIFICATIONS

GENERAL DESCRIPTION

<i>Owner:</i>	712 Fifth Avenue, L.P.
<i>Managing Agent:</i>	Paramount Group, Inc.
<i>Leasing Agent:</i>	Paramount Group, Inc. Peter Brindley, V.P., Leasing (212) 237-3156
<i>Year Completed:</i>	1990
<i>Gross Building Area:</i>	543,207 rentable square feet

AREA AMENITIES

<i>Location:</i>	The building is located at 712 Fifth Avenue, office entrance on 56 th street. Henri Bendel located within the building.
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ORIGINAL DESIGN AND CONSTRUCTION

<i>Architect:</i>	Kohn Pedersen Fox Associates, P.C. Schuman, Lichtenstein, Claman & Efron Beyer Blinder Belle
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CONSTRUCTION DETAILS

<i>Number of Floors:</i>	52
<i>Typical Floor Size:</i>	13,000 s.f. low rise 9,800 s.f. hi-rise
<i>Floor Load Capacity:</i>	The floor load capacities for typical floors are a live load of 50 pounds per square foot and a deadweight load of 20 pounds per square foot.
<i>Full floor Loss Factor:</i>	25%
<i>Windows:</i>	Windows of the office tower are typically six feet wide and almost floor to ceiling. Above the 56 th street entrance is a two story etched glass window depicting the signs of the Zodiac. The Zodiac rendition was created by French artist, Terry Bauet and transposed to the glass by Amy Kasindoff.
<i>Typical Slab Heights:</i>	Finished ceiling height is 9' and slab to slab is 11 ft.

HEATING, VENTILATION AND AIR CONDITIONING

<i>Air Conditioning:</i>	The buildings air conditioning system is an air variable volume design with supply air originating in central fan rooms. Supply and return air from each floor is distributed through riser shafts. The entire building, except for the retail area is serviced by a central chilled water plant with two 550 ton electric powered centrifugal refrigeration machines that produce an average of 28 tons of cooling per floor. Heat is generated through forced hot water convectors located at the perimeter of the building below the sill of the window in an architectural enclosure. Hot water is generated from steam to hot-water heat exchangers, provided through a connection with the Consolidated Edison Company street steam system.
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Standard Hours of HVAC Operation: Monday – Friday: 8:00 am to 8:00 pm

Overtime Charge: \$187.00 per hour

Supplemental HVAC: For direct tenant use only.

ELECTRICITY

General: Building electric service is available at 265/460 volts, 3 phase, 60 hertz from a Con Edison vault. Network compartments are provided within the building. Tenant electric services are delivered through a 265/460 volt bus duct, unmetered from the main electric room. Distribution switch boards consisting of quick-male quick-break fused switches are furnished with bolted pressure type switches used for all devices rated 1,200 amperes and larger. Interior distribution for lighting and utility is sized at 6 watts per usable square foot at 265/460 volts, 3-phase, 4-wire, through multiple vertical risers of plug-in bus duct.

Method of Measuring Tenant Consumption: Both sub meters and rent inclusion, few direct metered.

LIFE SAFETY

Fire Protection And Life Safety Systems: 712 Fifth Avenue is fully protected with a fire standpipe and sprinkler system, in accordance with New York City Building Code and NFPA requirements. All areas are protected by automatic sprinkler systems (except electrical rooms and closets, which are outfitted with smoke detectors). Sprinklers are hydraulically calculated and supplied from a standpipe riser located in the staircase. All control valves and waterflow devices are supervised and connected to the building fire alarm system. Normal building air conditioning supply and return fans are used for smoke control by means of pressurization and exhaust.

In the event of a fire, upper floors are supplied from the roof house tanks, supplemented by a booster pump which provides water when house tank pressure is insufficient. Lower floors are supplied from an automatic fire pump and jockey pump fed from the street mains. Additionally, one manual fire pump is available to supply the entire building.

Emergency Generator: A 1,000 KW emergency diesel driven generator with automatic starting capability and having an output of 265/460 volts, 3-phase, 4-wire, 60 hertz is located on the roof. A 3,000 gallon diesel fuel tank is located in Lower Level 3. Emergency power is routed to the required loads through automatic transfer switches and a separate conduit cable system.

TELECOMMUNICATIONS

Overview: 712 Fifth Avenue offers a state of the art fiber optic infrastructure which can provide high-speed internet access and various telecommunication services. These services are available through more than one provider.

Time Warner provides cable TV and internet service to 712 Fifth Avenue. The tenant is responsible for pulling a cable to their office from a splitter tap-off located in the building telephone closet on every floor.

BATHROOMS	<i>Lay-out:</i>	Restrooms on each floor are finished with ceramic tiles and the vanities are granite. American standard plumbing fixtures are wall hung with ceiling-mounted metal toilet compartments. All fittings are brass chrome plated over nickel plate with a polished finish.
PASSENGER ELEVATORS	<i>Manufacturer:</i>	Otis Elevator
	<i>Number of Elevators:</i>	10
	<i>Elevator Capacity:</i>	Passenger: 3,500 lbs. Freight: 4,000 lbs. Truck: 60,000 lbs.
	<i>Elevator Speed:</i>	Low Rise: 700 FPM High –Rise: 1,000 FPM
OTHER INFORMATION	<i>Loading Dock:</i>	Located on the 56 th street side of the building.
	<i>Parking:</i>	There is no parking in the building.
	<i>Roof:</i>	The roof is constructed with a built up water proof membrane covered with concrete pavers and or gravel.
	<i>Security</i>	Uniformed security personnel and certified fire safety directors are on duty 24 hours a day, seven days a week. The building has state of the art 24-hour electronic surveillance systems comprised of 22 cameras which monitor all elevator cabs and vestibules as well as building entrances and loading dock areas. Tenants carry coded identification cards which activate a photo verification screen for positive identification to gain after-hours access to elevators and tenant floors.
	<i>Messenger Center</i>	The 712 Fifth Avenue Messenger Center is open Monday through Friday from 6:00am to 7:00pm. Uniformed personnel receive and deliver all incoming mail and packages under 15 pounds. Accurate records of all transactions are documented daily and outside vendors making deliveries to the building are escorted by Message Center personnel to support 712 Fifth Avenue's high security standards.
LOBBY	<i>Lobby:</i>	The building has one office lobby entrance facing 56 th street. The Henri Bendel entrance faces Fifth Avenue with an additional entrance leading into the building lobby. The interior walls and floors are granite accented with four marble columns. There are two elevator banks servicing both the high and low-rise floors.
CAFETERIA	<i>General:</i>	None.