

# SPECIFICATIONS

**Building Owner:** AEW Capital Management, L.P.

**Building Management:** Cushman & Wakefield

**Building Area:** 543,292 SF

**Number of Floors:** 21 Floors

**Year Constructed:** 1924

**Slab to Slab Height:** Ground floor –19'3"  
2nd floor –12'5"  
3rd to 15th floors –10'9"  
16th floor –16'4"  
17th to 20th floors –10'9"

**Slab to Beam Height:** Ground floor –17'8"  
2nd floor –10'1/2"  
3rd to 15th floors –9'1"  
16th floor –14'1"  
17th to 20th floors –9'2 1/4"

**Construction:** Interior: Steel frame with reinforced concrete floor slabs; brick & stone façade with aluminum & glass windows

**Fiber:** Upgrade by Verizon of new (72) strand fiber cable; provides state-of-the-art fiber technology for both telephone (Voice over IP) and IT (Information Technology); all new equipment installed within individual tenant telephone closets to support these upgrades

**Telecommunications:** AT&T, Verizon, Lighttower and Cogent. 250 Park is WiredScore Silver.

**Main Electrical:** Three (3) Con Edison services totaling 10,000 amps; 6 watts per usable square foot available for tenants

**HVAC:** 800-ton Carrier Absorber air conditioner; 500-ton York centrifugal air conditioner; water side economizer for off-season cooling; 500-ton tenant condenser water riser; Con Edison steam heating

**Life Safety:** Class "E" fire alarm; 250 Park is fully sprinklered

**Elevators:** 12 passenger; 1 freight

**Retail Tenants:** People's Bank, HSBC, Devon & Blakely

**Transportation Access:** Two blocks to Grand Central Terminal; one block to north-end access; Grand Central subway hub — 4, 5, 6, 7 & S trains; easy access to area airports

**LEED Certified:** Gold



250parkave.com

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# 250

PA RK AVENUE