
Owner

L&L Holding Company, LLC
SBA Florida

Developer

L&L Holding Company, LLC

Team**Architect**

Studios

Structural Engineer

McNamara Salvia

MEP Engineer

WSP

Location

5th Avenue between
19th and 20th Streets

History

Built in 1888; located in the
Ladies' Mile Historic District

Building renovated in 2000 and
planned (2018) comprehensive
building-wide renovation

Planned Upgrades

15,000 square foot addition
to the 10th and 11th floors

Reconfigured, efficient
floor plates

New expanded lobby

3 new destination dispatch
elevators in Fifth Avenue Lobby

New windows

Upgraded electrical, HVAC
and plumbing systems

Total Floors

11

Building Area

227,500 RSF

Retail: 15,000 RSF

Floor Sizes

Floors 2-8, 23,000 RSF

Floor 9, 21,000 RSF

Floor 10, 16,000 RSF
(New construction)

Floor 11, 14,500 RSF
(New construction)

Floor Load

Ground Floor, 100 lbs PSF
Mezzanine, 100 lbs PSF
Floors 2-9 & 11, 50 lbs PSF
Floors 10, 50 & 100 lbs PSF

Ceiling Heights

Floors 2-3, 14'
Floors 4-8, 12'
Floors 9-11, 10'6"

Column Spacing

Floors 2-9
Approx. 20' center to center

Floors 10-11

Column free

Building Access

24/7/365

Domestic Water

Two independent water lines
service the building on
5th Avenue & 20th Street.

Area Amenities Neighborhood

The building is located in
the historic Flatiron District.
It is surrounded by many
upscale restaurants, retail
stores and parks.

Building Height

Approx. 170'

Elevators**Passenger Elevators;**

3 cars (#1 & 2) service floors

Car capacity (3,200 lbs)

Basement - 4

1 car (#3) service floors

Basement - 11

**Freight Elevator Car
(entrance on 20th street)**

1 car (#4) service floors

Car capacity (2,000 lbs)

Basement - 11

Transportation

The building is located adjacent to the 4, 5, 6, N, R, F, W & Q subway lines, including the PATH train.

Telecom/Cable/Internet

Two points of entry on 5th Avenue & 20th Street. Verizon provides telephone and internet service.

Roof Space

Space available for mechanical equipment and tenant satellite communications

Outdoor Space

1,600 SF tenant-dedicated terrace on the 10th floor

2,250 SF common roof deck on 12th floor

Storage Space

Information available upon request

HVAC

New cooling tower (800 tons) supports (2) 20-ton DX units on floors 2-8; VRF system on floors 9, 10, 11. Air is distributed throughout the building through a variable air volume (VAV) control.

Base Building HVAC Hours

Mon. – Fri. 8:00 am to 6:00pm
Except building holidays & weekends

Supplemental Cooling Capacity

Approx. 15 tons per floor

Summer Temperature

74 degrees F – 50% R.H. when the outdoor dry bulb temperature is 95 degrees F and wet bulb temperature is 75 degrees F WB

Winter Temperature

70°F when the outdoor temperature is 15°F

HVAC (Continued)

Outside Air

Minimum outside air 0.13 CFM/USF (per NYC Ventilation Code)

The above specifications will be met at space loads of a maximum of 1 person per 150 USF, and a maximum of space light and power demand load of 5 watt/USF.

Electrical

Two electric service switches:

Switchgear #1

4,000 amps with (12) 600 amps distribution switches servicing all tenant floors

Switchgear #2

4,000 amps with (3) 600 amps distribution switches servicing basement, pumps stairs, lighting and all base building locations

All tenanted floors are sub-metered, six watts per USF, demand load, for tenant's lighting and power requirements

Monitoring System

New BMS system that monitors HVAC system

Emergency Power

750 KW life safety generator

Life-Safety

New addressable Class "E" fire alarm system services all floors

The systems data-gathering panels are located on every second floor

New sprinkler system throughout building

Security

Building Security Coverage
24/7/365

Video surveillance system, professional security, and building staff ensure tenant safety.