

590

MADISON

TECHNICAL SPECIFICATIONS

LOCATION

In the heart of the prestigious Plaza District on the southwest corner of Madison Avenue & 57th Street

ARCHITECT / YEAR BUILT

Edward Larrabee Barnes / 1982

590 Madison Avenue was constructed as a first-class headquarters building for a leading technology corporation with all of the infrastructure to accommodate intensive office occupancy and supporting uses / services.

BUILDING & FLOOR PLATE SIZE

1,030,000 Square Feet / 43 Stories

- Floors 31-42: 25,499 Sq. Ft.
- Floors 18-30: 25,030 Sq. Ft.
- Floors 3 & 5-17: 24,189 Sq. Ft.

FLOORPLATES

The floorplates at 590 Madison have terrific natural light from a continuous window line of ribbon glass.

The floors are expansive and virtually column-free with an efficient center-core configuration that works well for all types of installations – open, hybrid, office-intensive. Window mullion's are spaced every 4'9" and naturally allow for offices of various sizes.

CEILING HEIGHTS

Typical ceiling heights are 11' 6", allowing for finished ceilings of 9'-9'6".

FLOOR LOADING

Floor loading capacities are as follows:

- Floors 10-42: 58 Lbs. per Sq. Ft.
- Floors 8-9: 125 Lbs. per Sq. Ft.
- Floors 5-7: 100 Lbs. per Sq. Ft.

ELECTRICAL SERVICE

Electrical capacity at 590 Madison Avenue can support up to 8 watts per square foot of service on a demand load basis to each office floor

HVAC SERVICE

Base Building Hours are 7:00 AM – 6:30 PM Monday-Friday & 8:00 AM – 1:00 PM on Saturdays, excluding holidays. Overtime service is available at a standard rate.

Condenser water is available to support supplemental requirements at a standard rate as the Building's system has a total capacity of more than 1,200 tons.

Base building fan systems have been upgraded with MERV 13 and MERV 15 filtration and the system is run with a minimum of 25% outside air.

State-of-the-art efficiency and comfort are provided by the building's central HVAC plant and variable air volume control. The building is air conditioned by a chilled water cooling system and heated by a hot water heating system. The entire system is computerized to promote energy efficiency and tenant comfort. A 600-ton shoulder chiller provides energy efficiency at night and on weekends.

PASSENGER ELEVATOR SERVICE

Office floors at 590 Madison Avenue are served by 18 passenger elevators via a designation dispatch system, 6 in each of the three elevator banks as follows:

- Highrise Bank: Floors 31-42
- Midrise Bank: Floors 18-30
- Lowrise Bank: Floors 3-17

FREIGHT ELEVATOR & LOADING DOCK

Base Building Hours are 7:00 AM – 6:00 PM Monday – Friday, excluding holidays. Overtime service is available at a standard rate. Designated loading dock access via an entrance of 56th Street. Five service elevators serve the following floors:

- Service Elev. 1: Floors LL4 - 43
- Service Elev. 2: Floors LL4, LL2, 3-4
- Service Elev. 3: Floors LL4 - Street
- Truck Elev. 1: Floors LL4 - Street
- Truck Elev. 2: Floors LL4 - LL2 & Street

TELECOMMUNICATIONS & FIBER

590 Madison Avenue has Platinum WiredScore certification.

State-of-the-art infrastructure was developed in conjunction with EZE Castle that includes service from the following providers: Verizon, AT&T, Cogent, Zayo, CenturyLink, Gigstream, and Crown Castle. The infrastructure includes multiple points of entry, a redundant main fiber feed, multiple central office feeds, and broadband cable access.

GENERATOR CAPACITY

590 Madison Avenue has a 3,000Kw diesel auxiliary turbine generator available for tenant tie-in at a standard charge. All major building systems are tied into auxiliary generators. The fuel system is sized to provide continuous operations for major building systems and tenant loads for three days without refueling.

SECURITY & LIFE SAFETY

Security stations are manned by expertly trained personnel at each entrance. A fully upgraded access program features turnstiles with optical readers, a visitor badge system, and 24/7 video surveillance.

590 Madison Avenue has a 500Kw emergency generator for life safety requirements.