

2 Grand Central Tower

140 East 45th Street

**Owner:**

Two Grand central Tower, LLC

On-Site Management:

Macklowe Management Co., Inc.

Location:

Half block from Grand Central Terminal between Lexington and Third Avenues.

Height:

44 Stories

Floor Sizes:

8,500rsf to 16,400rsf

Total Building Area:

664,000rsf

Year Built:

1982

Architect:

SLCE Architects

Year Renovated:

2000

Renovation Architect:

Moed de Armas & Shannon Architects

Construction:

Reinforced concrete with continuous ribbon windows

Column Spacing:

25 ft. x 22 ft. typical

Floor Load:

50 lbs. live load

Building Access:

24 hours / 7 days

Full-time uniformed concierge

HVAC Hours:

Monday – Friday: 8am – 6pm (Excluding Holidays)

Extended hours available at the building standard rate.

Security:

CCTV with recording capability, electronic surveillance at all access points. Manned access control at all elevator banks.

Messenger Center:

Monday – Friday: 8am – 6pm

Separate exterior entrance for messengers.

Electrical:

6 watts per usf demand load exclusive of base building air conditioning, heating, core loads and domestic water loads.

Emergency Power:

Full generator back up for all life safety systems.

HVAC:

1,580 Ton chilled central plant system with 25-ton individual air handling units on each floor provide cooling and heating. Fan Power Box distribution design. Thermostats for individual office temperature control. Perimeter hydronic radiation on every floor controlled by outside temperature. BMS monitored and controlled HVAC system.

Supplemental HVAC:

Supplemental condenser water available at building standard rates.

Telecom

Redundant high speed Broadband Internet Services
Multiple entry points, CATV services, Satellite/microwave, PCs and other wireless services. Dedicated secure fiber optic and copper cabling feeds to tenants. Digital Cable, HDTV, and inter-active services signals. Multiple service providers.
Additional riser space and roof access available upon request.

Life Safety:

Communication system incl. alarm systems, speakers and strobes. Phase I & II Elevator recall. Smoke Detection System. Fire Command Station. Fully automated Sprinkler System on all floors. AED Automatic External Defibrillator at Manager's Office.

Environmentally Responsible:

High efficiency variable speed motors and fans.
Excess fresh air provided on each floor.
Efficient filtration system for air pollutants on each AC unit.

Elevators:

Passenger and freight elevators with 3,000 lbs. capacity.
Hydraulic freight elevator with 5,000 lbs. capacity

Passenger	Lobby – 18	4 cars
	Lobby, 18 – 33	4 cars
	Lobby, 33 – 44	4 cars
Freight	Cellar – 44	1 car
Hydraulic	Loading Dock – Cellar	1 car

Freight Entrance:

13 ft. high freight entrance, loading dock and dedicated elevator off 44th Street.

Amenities:

Efficient floors provide high space utilization.
Excellent window-to-floor ratio with 415 linear feet of windows per typical floor. Spectacular views.
Internet based tenant workorder and visitor processing system.

**Macklowe
Properties**

