

Brookfield

300 MADISON AVENUE

General Description	<p>Rising from the ground at the southwest corner of 42nd Street and Madison Avenue in the heart of Manhattan's Grand Central neighborhood is a 1.2 million square foot building that serves as the world headquarters of PWC.</p> <p>This 38 story tower currently features 25 floors of office space atop an eight story base consisting of three trading floors, one technology floor, two office floors and a two story lobby. Two and one-half floors of support space sit below ground.</p>
Design Architect	Skidmore, Owings & Merrill, LLP
General Contractor	Turner Construction
Mechanical Engineer	Jaros Baum & Bolles
Structural Engineer	Gilsanz, Murray & Steficek
Completion Date	2003
Building Height	36 stories above-grade and two below-grade concourse levels
Design Load	Live Loads: Offices 50 lbs / sq. ft. Trading 100 lbs / sq. ft. Mechanical floors 150 lbs / sq. ft.
Rentable Area	Approximately 1,140,392
Typical Floor Area	Floors 2-8 49,000 sq. / ft. Floors 11-35 29,000 sq. / ft.
Ceiling Heights	Slab-to-slab heights : Floors: SC-2 14' - 10" SC-1 14' - 10" to 18' - 10" 1 14' - 4.5' to 16' - 0" 2 22'9" 3-5 18' - 0" 6-8 15'6" 11-34 13' - 0" 35 14' - 6" Standard floor to ceiling height: Floors: SC -2 9' - 0 ' SC-1 9' - 0 " 1 14' -1" 2 16' - 0" 3-5 12 ' -0 " 6 10 ' - 0 "

Brookfield

	7-8 10' - 0" 11-35 9'-0"
Mullion Spacing	Five feet
Interior Column Spacing	Generally every 30-40 feet at North/South exposures and 20 feet at East/West exposures
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Honeywell equipment. In addition to equipment operation and control, the system performs optimized start/stop, enthalpy, and totalization of chill water, steam, and electric consumption.
Design Criteria	The building's HVAC systems are designed to meet or exceed ASMA, NFPA, ASHRAE Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by shell and tube heat exchangers. A pressure reducing station will produce low pressure steam. Hot water pumps will circulate hot water through the heat exchangers and perimeter hot water risers. Hot water or low pressure steam will also serve hot water heating coils located in various heating and ventilating air handling units, unit heaters and entrance heaters.
Air Conditioning	Cooling is provided by all-air variable air volume type. Generally, supply air will originate from supply air systems. The fan systems will be capable of varying from 100% of design air flow down to 20% of design air flow, utilizing variable speed fan motor drives. The supply air system will be based on the use of a cooling coil selected to provide low temperature air (57°F). Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	8:00 AM to 6:00 PM, Monday through Friday
ELECTRICITY General	Building-standard power consists of 6 watts per usable square foot, connected load, provided by a Con Edison. Additional power is available based upon demonstrated need.
Electric Closet	Two per floor
Telephone Closet	Two per floor
PASSENGER ELEVATORS Number of Elevators	26 elevators organized into 4 banks: Floors C-2 – LL 3 – 8 Floors 11 - 23 Floors 22 - 35 Floors SC-2 - 36
Elevator Capacity	4,000 lbs.
Elevator Speed	350 – 1,200 FPM (ft. per minute), depending on bank

Brookfield

SERVICE ELEVATORS

Number of Elevators

2

Elevator Capacity

6,000 lbs.

Elevator Size

9' 7" long, 6' wide, 12' high

[Rear of elevator can accommodate 14' - 0".]

BUILDING AMENITIES

- Walking distance to Times Square and the Theatre District as well as a full range of shopping, dining services and luxury hotels
- One block to Grand Central Terminal and easily accessible to all major forms of public transportation
- Auditorium and dining facilities on the expansive lower levels
- Lobby access from 42nd Street and Madison Avenue, and on 41st Street