

2SQ
HERALD SQUARE



TOP 5 CONTIGUOUS FLOORS | PRIVATE ENTRANCE | NEW EXCLUSIVE LOBBY | DEDICATED ELEVATORS | ROOFTOP DECK | BUILDING TOP SIGNAGE

A Building Within A Building

122,000 SF / 3Q 2016



New York State Of Mind

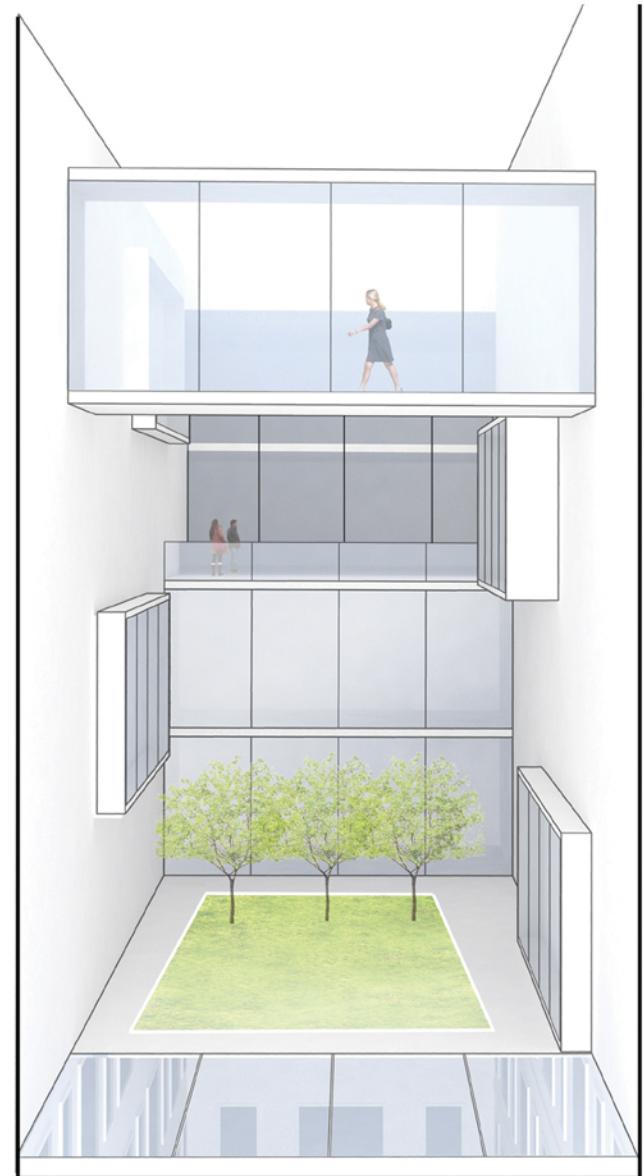
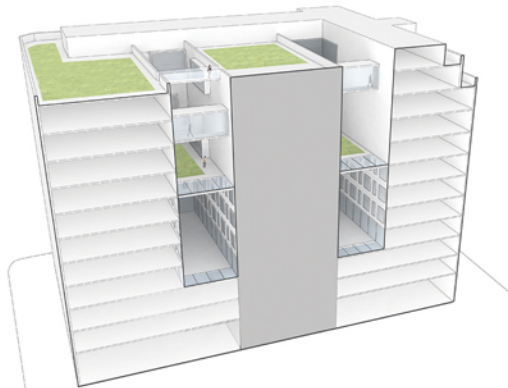
Herald Square has a constant beat and never-ending movement that exemplifies a New York minute. 2 Herald Square personifies that vibe and is complimented by an iconic visual experience.

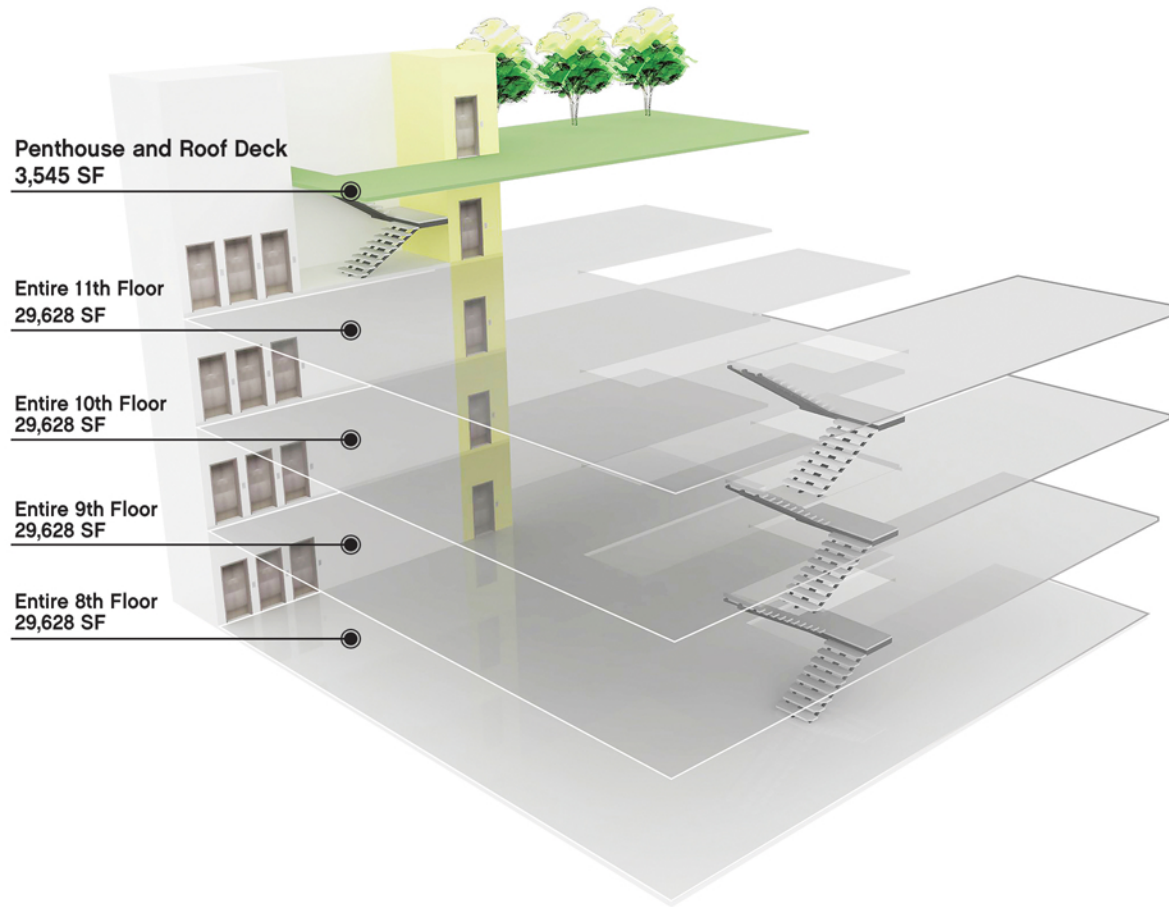
A private entrance leading to a new and exclusive stunning lobby sets the stage for a new corporate headquarters and fully branded identity.

Light & Air

A classic from the Elizabethan Architectural era, paired with modern day efficiencies and floor plate enhancements designed by MdeAS, Architects makes 2 Herald Square the perfect blend of the past and present.

Large floor plates with multiple sky bridges and outdoor areas create flexible open space, ideal for connectivity and collaboration.





Executive Summary

- Floors 8 - 11, Plus Penthouse and Roof Deck
- 29,628 SF Per Floor
- 3,545 SF Penthouse with Usable Terrace
- Barrel Vaulted Terracotta Ceilings
- 12' Slab to Slab
- Internal Staircase
- Exclusive Lobby
- Existing Signage/Branding Possibilities





▪ **Test Fit**

▪ **Typical Floor**

▪ **29,628 SF**

Building Specifications

LOCATION:

2 Herald Square
Avenue of the Americas
(Between 34th and 35th Streets)

COLUMN SPACING:

Column-To-Column 23'

COMMUNICATIONS:

WiredScore Silver Certified
Copper, Fiber and Coaxial
Additional Risers Can Be Made Available

CONSTRUCTION DATA:

Constructed 1909
Renovated 2001
Poured Concrete with
Structured Steel Frame

ELEVATORS 350' PER MINUTE:

Passenger - Three
Serves Floors 8 - 11

Freight - One
Serves Floors 8 - Penthouse

ELECTRICAL CAPACITY:

Floors 8 - 11
1200 Amps per Floor
Two 600 AMP Boxes (208 Volt, 3 Phase)

MANAGING AGENT:

Sitt Asset Management

FIRE SAFETY:

Fully Sprinklered

ARCHITECT:

MdeAS Architects

WINDOWS:

112 Windows Per Floor
Operable Double Hung
Abundance of Natural Light

FLOOR SIZES:

Floors 8 – 11 29,628 RSF
Penthouse 3,545 RSF

HVAC:

Three 25 Ton Package Units Per Floor,
Fed by the Two 750 Ton Cooling
Towers on Roof

SLAB-TO-SLAB HEIGHT:

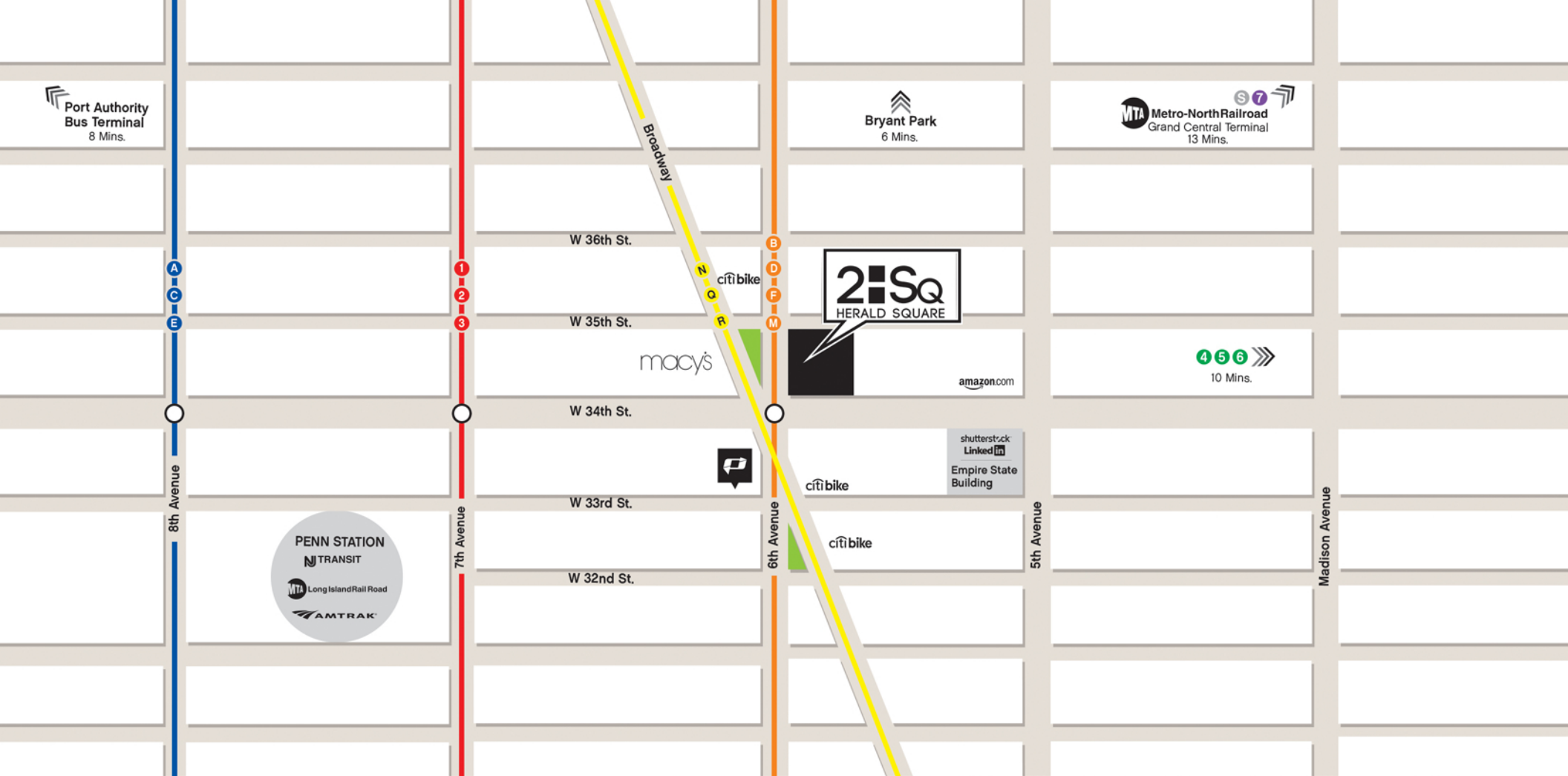
Floors 8 – 11 12'
Penthouse 9'

FLOOR LOAD CAPACITY (LIVE LOAD):

Floors 8 – 11 60 LBS/PSF
Penthouse 100 LBS/PSF

CAPITAL IMPROVEMENTS:

Ownership has plans to significantly upgrade and modernize the buildings systems including a new lobby, new elevator cabs upgraded HVAC equipment. The addition of amenities including an expanded penthouse and roof deck, fully renovated lobby, enclosed bridging and exclusive internal atrium.



Unmatched Access to Transportation and Workforce Amenities

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