



THE **LEE** BUILDING
1825 PARK AVENUE

Owner 1825 Park Avenue Property Investors III, LLC

Manager Cushman & Wakefield

Location 1825 Park Avenue

Height 12 Stories

Floor Sizes 11,513 rentable square feet

Building Operating Hours 8:00AM – 6:00PM

Elevators There are four (4) passenger elevators. The Building is equipped with two (2) basement traction elevators and two (2) overhead traction elevators, providing service from two (2) elevator banks.

The two (2) basement traction elevators are 2,000lb. Capacity cars running at 200 f.p.m. They are equipped with G.A.L. controllers which were installed in 2006.

The two (2) overhead traction elevators are 3,500lb. Capacity cars running at 350 f.p.m. They are equipped with M.C.E. controllers which were installed in 1994.

Cars #1 & #3 service floors 1-12.

Cars #2 & #4 service floors B, 1-12

All machines are Hollister Whitney machines.

HVAC Tenant controlled pre-packaged air-cooled equipment per floor for cooling and perimeter hot water radiators throughout.

Base Building HVAC Hours: Monday – Friday

Heat: The building is heated via an oil fired boiler (No. 4 Oil). Hot water is distributed to cast iron perimeter radiators throughout the building.

Cooling: Cooling is accomplished on floor-by-floor basis utilizing packaged air cooled equipment with Code required economizer.



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- Electrical** The Building houses six Con-Ed service switches providing a total of 4,000 Amps at 208/120 volts. Service is distributed from the basement via conduit and wire to the tenant floors. **The typical electrical capacity available for each floor is 7.5 watts per useable square foot. Additional power is available upon request.**
- Life-Safety** The building fire alarm system is an EST-3 fully addressable Class 'E' Fire Alarm System. The fire alarm system is a 2-way voice communication system with capabilities of making announcements from the main lobby to all floors as well as 2-way communication between the fire warden stations and the fire command stations located in the building.
- Sprinkler** The building is a fully sprinklered building structure.
- Security** 24-7 security at the Property
- Telecom/Cable/Internet** [Service available via Time Warner and Verizon](#)
- Loading Dock** Single loading dock. Loading dock roll up door 12'-8" H x 15'2" W.
- Roof Space** Available pursuant to Landlord approval.
- Ceiling Heights** 8'-6" with hung clg, exposed structure 10'-0" typ. Ground floor 14', second floor 9'-6" exposed structure at 10'-11".
- Column Spacing** Typical bay 17'-8" X 16'-3"
- Mullion Spacing** Punch out windows, double hung type 4' X 6'-6" typical floor, second floor full ht windows 9'-6" X 3'-3' including transom, and 11'-1"
- Storage Space** Storage available, to be further discussed with ownership.
- Domestic Water** A 3-inch mechanical service supports the building.
- Floor Load** 50 PSF