



Jordan Berger  
jberger@rxrrealty.com  
646 891 3524

[HelmsleyBuilding.com](http://HelmsleyBuilding.com)

# BUILDING SPECS

## LOCATION

The only address truly on Park Avenue, The Helmsley is just steps to the north of Grand Central Terminal and within easy reach of the museums, shopping, fine restaurants and grand hotels concentrated in midtown Manhattan.

## ORIGINS

A recognized Beaux-Arts masterpiece designed by Warren & Wetmore, the firm that created adjacent Grand Central, the Helmsley was built in 1928 as the nerve center of NYC's vast rail, road and communications network.

## OWNERSHIP

RXR Realty is a private real estate company with expertise in investment management, property management, development, design, construction, leasing and financing.

### Building Size

Number of Floors : 34  
Rentable Area in Building:  
1.4 Million Square Feet  
Typical Floor Size:  
22,000 Square Foot Tower  
70,000 Square Foot Base

### Construction Data

1929 Constructed  
2010 Facade Renovated  
Structural System Poured  
Concrete With Structural  
Steel Frame

### Windows

3,200 New Operable  
Thermopane Windows  
Window Dimensions:  
4.5' Wide x 6.5' High

### Building Security

Security 24 Hours Per Day/  
7 Days Per Week Digital Key  
Card Access  
Messenger Service with  
Secure Package Scanning  
Control and CCTV at  
all Entry Points Point  
Monitoring Access

### Fire Safety

Autocall Modified Class-E  
System Full Sprinklered  
Building Emergency  
Power: Back-up Generator  
for Building Emergency  
Evacuation

### Communications

Telecommunications:  
Verizon  
Fiber Optics: Verizon Cable  
TV: Time Warner Cable  
Satellite Capacity: Available

### HVAC Systems

Chiller Plant Serving a  
Central Fan System with  
Perimeter Induction Units  
Condenser Water Available  
for Tenants' Supplemental  
Units on a 24 Hour Basis

### Electrical

Method of Measuring:  
Rent Inclusion or Sub-  
Metered Basis

### Elevators

Passenger: 25 (2,500 lbs)  
Service: 3 (6,000 lbs)  
Loading Docks: 2 Truck  
Bays on 45th Street with  
Height of 13'6"

### Sustainability Credentials

U.S. Environmental  
Protection Agency  
ENERGY STAR  
U.S. Green Building Council  
LEED Gold for Existing  
Buildings:  
O&M BOMA 360  
Performance Building