



BUILDING SPECIFICATIONS

Year Built: 1987

Building Size: 1,161,435 SF

Height: 36 Stories

Architect: Edward Durell Stone & Associates

Ceiling Heights: 13'- 6" to 16'-6" slab to slab

Column Spacing: Column-free interior space

Floor Sizes: 23,404 RSF to 38,750 RSF

Floor Load: 100 lbs psf live load capacity

Heating:

Perimeter hot water convection system heated by Con Edison steam through a heat exchanger, enters the Building on the C level. The Building's heat exchangers are located on the 3rd floor.

Air Conditioning:

Individual water - cooled package units; ten cooling towers totaling 4,812-ton capacity. Each tenant floor has its own air conditioning and air filtration systems located in the mechanical equipment room on each floor. Heat removal from these air conditioning units is accomplished by cooling towers located on the Building's roof. The pump stations are all located on upper floors.

Electrical:

27,500 KVA of service from two Con Edison vaults distributed by bus duct.

Emergency Power:

Base building generator supporting life safety systems, elevators, lighting, etc; six emergency generators for tenant loads.

BMS:

Andover & Siemens Building Management System (BMS)

Security: 24/ 7- manned security desk plus building patrol & closed circuit television (CCTV); security card access - controlled turnstiles; web based visitor pass system.

Life Safety:

Class E Fire COMTREK alarm system; fully sprinklered. The Building's emergency generators backing up the life safety systems are located on the 3rd and 37th floors. The fuel storage tanks are located on the SC level, as mandated by NYC Building Code. A new redundant and submersible fuel oil storage and delivery system was installed on the SC level.

Elevators:

26 high-speed passenger elevators each with 4,000 lb capacity; 2 freight elevators; 2 garage elevators; 1 messenger elevator. A new master Elevator Management System is located in the Building's 11th floor elevator machine room with a secondary control panel located in the lobby as required by NYC Building Code.

Telecom:

A new telecom room has been constructed on the 3rd floor of the Building. All carriers are 100% fiber.

Parking: 104-space self-parking garage

Transportation:

Convenient to 1, 2, 3, 4, 5, A, C, E, J, R & Z subway lines, PATH, Staten Island Ferry; Ferries to Brooklyn & New Jersey; Manhattan Heliport

Other:

A new Emergency Supplies Stockroom containing extensive supplies, backup equipment, mobile power, pumps, etc. is located on the 3rd floor.



For leasing information, please contact:

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