

# BUILDING FACT SHEET

## BUILDING SIZE

5 Stories above grade, plus potential roof deck

Below grade mechanical cellar

Total 168,500 RSF

Total 3,000 SF Retail

## COLUMN SPACING

Existing Building Floors:  
20'-6" by 20'-0" Typical Bay

New Building Floors:  
20'-6" by 20'-0" Typical Bay

## FLOOR LOADS

Live Load – 50 lbs per SF (All Floors)

Two boilers at cellar; perimeter radiant heat, reheat coils at VAV boxes at toilet rooms

## OUTDOOR AREAS

20,000 SF of private terraces at floors 2, 4, 5

5,000 SF public rooftop open space

## DATA/IT

Empty conduits will be provided from the street. MPOE room located on the ground floor for tenant use.

Pathways will be provided to a centralized riser with cores on each floor.

Service providers in the area include Verizon and Lightpath, however tenants are free to contract with other providers and make use of the pathways provided.

## LIFE SAFETY

Full interior coded fire alarm system capable of tying in additional tenant devices

Fully sprinklered with system compliant with NYC Building Code

New 300kW Life safety generator

Post-fire smoke purge system; stair pressurization

## ELECTRIC

Existing Con Edison service: 4000A, 120/208 volt, 3-phase, 4-wire

Office Tenant Capacity: providing 6-Watts RSF average

New electrical switch gear, feeding new distribution panels at each floor

## HVAC

Multiple 20 – 25 ton decentralized air handling units located on Floors 1 - 3 for tenant use

Four new roof top units (35 ton, each) provide HVAC for floors 4 and 5

One new roof top unit (30 ton) provides HVAC at base building core, lobby and bathrooms

## TENANT ACCESS AND SECURITY

Attended lobby

Video surveillance system and visitor management system

Card Access Control System

## SUSTAINABILITY

New building areas designed in conformance with NYC Energy Code and ASHRAE 90.1

## ADDITIONAL FEATURES AND AMENITIES

Wi-Fi enabled public spaces

Expansive ground floor lobby with soft seating, work areas, booths, wet bar for private events

Bicycle storage

Shower and changing room adjacent to bicycle storage

Outdoor space with seating, bocce court

Loading bay / Freight entrance

## ACCESSIBILITY

Fully ADA compliant

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## RENOVATION SCOPE

- Construction of new fourth and fifth floors plus terrace space for a potential sixth floor roof level
- Ground-level A+I designed lobby lounge featuring curved concrete ramp, soft seating, wet bar, and work areas
- Increased natural light & views: new windows at all facades, lowered window sills to increase glass area, full-height glass in the lobby
- Extensive outdoor terraces on floors two, four and five
- New restrooms with modern finishes on all floors
- State-of-the-art building systems including new elevators, MEP and HVAC

## FLOOR SIZES

FLOOR	TOTAL RSF	RETAIL AREA SF	TERRACE AREA SF	CEILING HEIGHT (FLOOR TO FLOOR)
1	36,000	3,000	0	16'-4"
2	43,900	0	1,200	12'-6"
3	43,700	0	0	12'-8"
4	24,500	0	13,800	14'-7"
5	17,800	0	5,200	14'-0"
Roof	0	0	4,400	N/A
Total	168,500	3,000	24,600	-

## ELEVATORS

ELEVATORS	CAPACITY	FUNCTION	FLOORS SERVED
1	3,500 LB	Passenger, New	1-5
2	4,500 LB	Passenger, New	1-Roof
3	5,000 LB	Service, New	1-3