

# FACT SHEET

BUILDING SIZE	98,200 RSF	
OUTDOOR SPACE	5,000 square feet of terraces are provided on floors 7, 10 and 12 and the main roof.	
FLOOR AREA	Floor 12 – 6,520 RSF– 17'-0" Floor 11 – 9,000 RSF– 14'-0" Floor 10 – 9,200 RSF– 14'-0" Floor 9 – 9,200 RSF– 14'-0" Floor 8 – 9,200 RSF– 14'-0" Floor 7 – 9,200 RSF– 15'-0" Floor 6 – 9,480 RSF– 11'-5"	Floor 5 – 9,480 RSF– 11'-0" Floor 4 – 9,480 RSF– 11'-0" Floor 3 – NA Floor 2 – 9,490 RSF– 22'-4" Ground – 5,460 RSF– 16'-5" Lower Level – 2,700 RSF – 11'5"
CONSTRUCTION	Concrete base with steel and concrete overbuild. Double glazed insulating glass units curtain wall and ultra-high-performance cement panel rain screen system. Structural steel and cast-in-place concrete superstructure. Facade is composed of glazed aluminum curtain wall energy-efficient, double-glazed insulating glass system and opaque rain-screen system on steel framing.	
TELECOM	Full redundancy is provided with two telecommunications points of entry in diverse locations plus two telecommunications riser systems. Local telecom closet will be provided on each floor for connection by tenants.	
LIFE SAFETY	An addressable, integrated fire alarm system with a Fire Command Station located in the lobby. The building will be fully sprinklered with smoke detection as required by NYC Building Code.	
LEED	Core and Shell LEED Gold.	
AMENITIES	Bicycle storage, showers, rooftop terrace with kitchen service area, 24 hour security.	
FLOOR LOADS	Amenity floor / terraces – 75 lbs SF Floors 7 – 11: 50 lbs / RSF office space, 80 lbs / RSF Corridors Floors 2 – 5: 50 lbs / RSF office space, 80 lbs / RSF Corridors Ground: 100 lbs / RSF.	
HVAC	1. A two (2) cell 960 gpm cooling tower located on the 12th floor roof, will provide condenser water for the primary condenser water loop to plate and frame heat exchanger.	
	2. Packaged water cooled DX air conditioning units on each floor will be provide between 15 to 30 tons per floor, depending on the heat loads for each floor. Interior zones will be conditioned with overhead variable air flow boxes (VAV).	
SUPPLEMENTAL COOLING	Capacity for supplemental units is included in the base building system should they be required.	
HEATING	1. A hot water heating plant will be provided for space heating.	
	2. The hot water boilers shall be natural gas, high efficiency, condensing water-tube type. Two (2) hot water condensing boilers will be provided to serve all hot water heating loads and loop temperatures.	
ELECTRIC	6 watts per USF demand load, exclusive of base building HVAC.	
EMERGENCY GENERATOR	Emergency service will be provided by a 333kW/380kVA, 120/208 Volt, 3 phase, 4 wire, standby diesel engine emergency generator to be located on the roof of the building in a sound attenuated/weatherproof enclosure.	
SECURITY	24/7 attended lobby with CCTV security monitoring and access control will be provided. Full access control system throughout the building with access card readers at lobby, bicycle storage, and service entrances and elevator.	
ACCESSIBILITY	Building is fully ADA compliant.	