

FACTS & FIGURES

DESIGN DETAILS

GROSS BUILDING AREA
350,000 rsf

11
FLOORS

FLOOR TO FLOOR HEIGHTS

2nd Floor – 15'
3rd-11th Floors – 13'7"

FINISHED CEILING HEIGHTS

2nd Floor – 11'6"
3rd-11th Floors – 10'0"

FEET
10
11

EXTERIOR WALL

Glass curtain wall and window wall

COLUMN SPACING

30' east to west
20'-30' north to south

CORE ORIENTATION

Dual side core

STRUCTURAL

Steel frame and concrete slab

FLOOR LOAD

50 lbs. live load

ELEVATORS

5 Passenger & 1 Freight/Passenger

TELECOMMUNICATIONS

2 telco closets per floor

LOADING DOCK

Drive-in

BUILDING FEATURES

OUTDOOR SPACE

PH 2 4,552 sf
PH 1 6,677 sf
FL 8 2,120 sf
FL 6 3,525 sf

TWO LOBBIES

Separate east and west
tenant entries

TWO
LOBBIES

BASE BUILDING MECHANICAL AND ELECTRICAL

HVAC - COOLING SYSTEM

1,200 ton (3) cell cooling tower
Ample capacity for tenant
supplemental cooling

HVAC - COOLING DISTRIBUTION

Floor-by-floor water-cooled
package units

GLASS
**FLOOR TO
CEILING**

HEATING SYSTEM

Gas-fired hot water
condensing boilers

HEATING DISTRIBUTION

Floor-mounted fin-tube
radiation including electric
control valves

TENANT ELECTRICAL LOAD CAPACITY

6 watts per square foot demand load
exclusive of base building HVAC

SUSTAINABILITY

LEED
SILVER

BIKE ROOM

Indoor, street level bike concierge

SUBWAYS

A, B, C, D and 1 trains

STORM WATER RECLAMATION SYSTEM