

BUILDING SPECIFICATIONS

YEAR COMPLETED:

1970. With 40M of additional renovations underway with the lobby activation and roof deck amenity.

BUILDING AREA:

1,200,000 RSF

BUILDING HEIGHT:

40 floors above grade,
2 floors below grade.

FLOOR LAYOUT:

Center core with windows on all four exposures.

FLOOR SIZES:

Mezzanine: 19,231+/- RSF
Floors 2–12: 44,181+/- RSF
Floors 13–14: N/A Mechanical
Floors 15–24: 24,845+/- RSF
Floors 25–26: 24,339+/- RSF
Floors 27–39: 25,261+/- RSF

LOCATION:

Situated on Broadway and 40th Street, Seventh Avenue and 39th Street.

DESIGN AND CONSTRUCTION:

Architect: Irwin S. Chanin

CONSTRUCTION:

Steel frame construction, fireproofed columns and poured concrete slabs.

SLAB-TO-SLAB HEIGHT:

Floors 2–37: 11'6" +/- slab-to-slab
Floor 38: 12'1" +/- slab-to-slab
Floor 39: 15'5" +/- slab-to-slab

FLOOR LOAD:

Below grade: 100psf
Ground: 100psf
Floors 2–12: 75psf
Floors 13–14: 150psf
Floors 15–39: 75psf

PASSENGER ELEVATORS:

Base (L–9): 6 cabs
Low rise (9–12): 4 cabs
Mid rise (15–22): 4 cabs
High rise (23–29): 8 cabs

FREIGHT ELEVATORS:

Sub-basement to 40: 2 cabs
Sub-basement to 12: 1 cab

LOADING DOCK:

Enclosed, 4-bay loading dock off 40th Street.

GENERATOR:

1-225 KW natural gas generator on the 40th floor for life safety use only.

HVAC:

2-pipe perimeter induction and central air handler units, with chilled water and hot water heating coils, provide heating and cooling.

The system includes two 1,500 ton, R11 centrifugal compressors with Murray steam turbines located on the 40th floor. Four cell Marley cooling tower on roof.

Auxiliary condenser water is provided by a 500 ton Evapco and a 500-ton Marley cooling tower on the roof. The office portion of the building is divided into three zones (Low zone 2–12, Mid zone 15–26 and High floors 27–39). Steam provided by ConEdison.

TELECOM/CATV:

Current providers are AT&T, Cablevision Lightpath, Cogent, Pilot Fiber, Spectrum (formerly TWC), Verizon, Wave2Wave (wireless broadband).

OTHER SYSTEMS AND FACILITIES:

Security desk attended 24/7.
Lobby monitored by CCTV.

LIFE/SAFETY:

Honeywell GameWell FCI Fire Alarm Control System

LOBBY:

Entrances on Broadway and Seventh Avenue. 24/7 tenant access.

STORAGE:

Below grade storage available.

PARKING:

150-car garage on-site with entrance on 40th Street.

TRANSPORTATION:

Grand Central Terminal, Penn Station, Port Authority Bus Terminal and thirteen subway lines.