

BUILDING INFO

ENTRANCE

Block through lobby with secured entrances on 45th and 46th street

NUMBER OF FLOORS

34

RENTABLE AREA

1.4 Million Square Feet

TYPICAL FLOOR SIZE

22,000 Square Foot Tower;
70,000 Square Foot Base

ARCHITECT

Warren & Wetmore

CONSTRUCTED

1929

FACADE RENOVATED

2021

STRUCTURAL SYSTEM

Poured Concrete with Structural Steel Frame

WINDOW DIMENSIONS

4.5' Wide X 6.5' High

3,200 New Operable Thermopane Windows

CHILLER PLANT SERVING A CENTRAL FAN SYSTEM

HVAC perimeter induction units provide continuous 100% fresh outside air

AIR FILTRATION

MERV-15 air filters within base building HVAC equipment provide >95% removal efficiency

Condenser Water Available for supplemental cooling

ELECTRICITY

Up to 6 watts per square foot via new bus duct riser

PASSENGER ELEVATORS

25 (2,500 lbs)

Two separate elevator banks per floor (4 local and 4 express)

FREIGHT ELEVATORS

3 in total

Two serving floors ground - 15
1 serving floors 16-34

LOADING DOCKS

2 Truck Bays on 45th Street with Height of 13'6"

SECURITY AND SAFETY

SECURITY

24 Hours Per Day/7 Days Per Week

Building Access through mobile phone app for tenants and guests

Digital Key Card Access

Messenger Service with Secure Package Scanning

Control and CCTV at all Entry Points
Point Monitoring Access

New Class-E System

Fully Sprinklered

Sanitizing stations in all common areas

Touchless fixtures in core restrooms

BUILDING EMERGENCY POWER

Back-up Generator for Building Life Safety Systems

TELECOMMUNICATIONS AND FIBER

TELECOM/DATA/FIBER

Broadview, Cogent, Level 3, Lighttower and Verizon

TV

Spectrum

SUSTAINABILITY CREDENTIALS

