

FACTS & FIGURES

DESIGN DETAILS

GROSS BUILDING AREA
350,000 rsf

11
FLOORS

FLOOR TO FLOOR HEIGHTS
Typical 14'

14
FEET

EXTERIOR WALL
Glass curtain 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
100 lbs. live load

ELEVATORS
4 Passenger & 1 Freight/Passenger

TELECOMMUNICATIONS
2 telco closets per floor

LOADING DOCK
Drive-in

BUILDING FEATURES

OUTDOOR SPACE

PH 2 3,619 sf
PH 1 3,415 sf
FL 8 2,121 sf
FL 6 3,147 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
12 watts per square foot demand load exclusive of base building HVAC

SUSTAINABILITY

LEED
SILVER

BIKE ROOM
Indoor Bike Area

SUBWAYS
A, B, C, D and 1 trains