Building Information

Year of Completion: 1969
> Architecture: A. Epstein & Sons International

**OVERALL SPACE**
> 382,490 square feet spread over 15 stories
> Side core construction, maximizing collaboration and sight lines
> Efficient, flexible 28,000 square foot floor plates

**SAFETY**
> Fully wet type sprinkler system
> Fire system control panel at lobby level
> Alarms, strobes and flow detection equipment

**SITE ACCESS**
> 24/7 on-site security
> Keycard required

**COLUMN SPACING**
> North & South: 25’
> East & West: 30’

**TELECOM**
> The building offers a highly robust telecommunication infrastructure offering multiple fiber carriers

**CEILING HEIGHT**
> 11.6’ slab-to-slab height
> Finished ceiling is 9’

**FLOOR LOADING**
> Typical floor: 80 lbs per square foot, plus 20 lbs partition load
> Mechanical floors: 150 lbs PSF
> Basement vault: 600 lbs PSF

**PARKING**
> Parking: 19 street-level parking spaces
> Potential to add more to building’s lower level
> 2,300 public parking stalls within two blocks

**ELECTRICAL**
> Inline uninterrupted power system for entire building
> Connected to three distinct power substations
> Three 1,500 kVA emergency generators with 48-hour diesel tanks for total utility backup
> Approx. 6.5 W per square foot of power for lighting and receptacles
> Each floor has an electrical closet

**HVAC**
> 115 tons of supplemental cooling available, with new HVAC distribution system
> HVAC Temperature Control Zones: # of zones within proposed premises can be adjusted to needs of proposed tenant
> Base Building HVAC is backed up by generator
> Access to fresh air for after-hours cooling

**FIBER PROVIDERS**
> AT&T
> Cogent