

1515 BROADWAY BUILDING SPECIFICATIONS

LOCATION	Entire west side block of Broadway front between 44th and 45th Streets	
YEAR BUILT	1972	
BUILDING SIZE	1,939,854 sq. ft.	
BUILDING HEIGHT	57 floors	
BUILDING CONSTRUCTION	Steel framework and spread footings on concrete foundation <i>facade:</i> Glass and aluminum curtain wall with limestone panels <i>Lobby:</i> Lobby accessed via entrances at the corners of 44th and 45th Streets and Broadway	
FLOOR SIZES	Floors 2-10	25,000 sq. ft. – 58,000 sq. ft.
	Floors 11-53	25,000 sq. ft. – 34,000 sq. ft.
FLOOR LOADS	100 lbs. per sq. ft.	
TYPICAL SLAB HEIGHTS	11'8" slab-to-slab height	
COLUMN SPACING	Column-free floor plate	
ELEVATORS	29 passenger elevators, 3 freight cars, 1 dedicated ADA elevator	
HVAC/SUPPLEMENTAL COOLING	Central Plant with two (2) 2,300 ton steam driven turbine chillers serving two (2) building zones and one (1) 1,300 ton and one (1) 600 ton electrical drive chiller. 125 tons of supplemental condenser water available for tenants use	
ELECTRIC	6 watts per square foot exclusive of Base Building HVAC available for tenants use	
LIFE/SAFETY	800 kW life safety generator, addressable Class E fire alarm system and fully sprinklered	
SECURITY/ACCESS	Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis. Electronic turnstiles, messenger center and extensive CCTV coverage	
TELECOM/CABLE	AA&T, Time Warner Cable, Verizon, Broadview, Cogent, RCN, Cablevision, Eureka, Lightpath, AboveNet, Lightspeed & Lighttower	
TRANSPORTATION	Time Square location, close proximity to Port Authority Bus Terminal, Penn Station and Grand Central Terminal. Walking distance to 1,2,3,7,B,D,F,N,Q,R,S,V and W subway lines	
AMENITIES	<i>Parking:</i> 386 car parking garage	
ENERGY PERFORMANCE	Wired Certified Gold	
BMS	Automated lodgic open protocol system	
LOADING DOCK	Located on 44th Street with 3 bays, 6 lanes and a maximum height of 13'3"	