

810SEVENTH

BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm
BUILDING SIZE	765,000 rsf	ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use
BUILDING HEIGHT	Forty-one (41) Floors	LIFE/SAFETY	Addressable Class E System; Building is fully sprinklered Emergency generator backs up all life-safety systems
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby
ARCHITECT	Kahn & Jacobs	TELECOM/CABLE	Verizon, AT&T, Broadview, Cogent, Crown Castle/Lighttower, Zayo, Spectrum Wired Certified Platinum DAS for enhanced cell phone service
FLOOR LAYOUT	Side core	TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops
FLOOR SIZES	Floors 2-14 22,437 rsf Floors 17-41 17,320 rsf	AMENITIES	Conference Center Available 200-car garage located in building Direct access to on-site parking garage
FLOOR LOADS	50-100 lbs per sf	BUILDING PERFORMANCE	LEED Silver
TYPICAL SLAB HEIGHTS	11'8"		
COLUMN SPACING	21' to 26'		
ELEVATORS	Twelve (12) passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42 Destination dispatch elevators currently underway		



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