

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, Pilot Fiber, Cogent, Crown Castle, Zayo, Spectrum, Century Link 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 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) Destination dispatch 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		



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