

# BUILDING SPECIFICATIONS



<b>Owner:</b>	SL Green Realty Corp.
<b>Location:</b>	Church Street bound between Park Place, Barclay Street and West Broadway
<b>Architect:</b>	Emery Roth & Sons
<b>Year Built:</b>	1958
<b>Building Height:</b>	Twenty-one (21) floors
<b>Building Size:</b>	1,116,326 rentable square feet
<b>Floorload:</b>	Typical floors have a floor load of 50 lbs. per square foot
<b>Floor Layout:</b>	Center core with windows on all four exposures
<b>Construction:</b>	Steel frame construction, fireproofed columns and poured concrete slabs
<b>Windows:</b>	New thermo-pane windows
<b>Column Spacing:</b>	Typical column bay spacing is approximately 23'x 19' on-center
<b>Typical Slab Height:</b>	11'2"
<b>Security:</b>	24-hour / 7-day attended lobby, turnstile access, CCTV and messenger center

<b>Passenger Elevators:</b>	Nineteen (20) Cabs Low Rise (Floors L-6) 5 Cabs Lower Mid Rise (L, 2,4,7-9 ) 4 Cabs Mid Rise (L, 10-14) 4 Cabs High Rise (L, 15-21) 6 Cabs
<b>Freight Elevators:</b>	1 Cab (additional freight cab in design with ability to service L, I, 7, 20-23)
<b>Electrical:</b>	Two (2) rated 4,000-amp and one (1) 3,000-amp
<b>Distribution:</b>	2,277/480-volt, 3-phase, 4-wire main switchgear panels provide approximately 6 watts per useable square foot exclusive of building HVAC. Floors 2-15 have two electrical closets per floor and floors 16-21 have one electrical closet per floor.
<b>HVAC:</b>	Two-pipe perimeter induction units and central air handler units, with chilled water and hot water heating coils, provide heating and cooling for the building. The system includes two 1,550-ton steam turbine chillers and a four-cell, 4,000-ton cooling tower. The building is divided into two zones with the 7th floor mechanical room serving floors 1-15 and the roof mechanical room serving floors 16-20. Overtime HVAC and supplemental condenser water are available for tenant use.
<b>Telecom/CATV:</b>	Altice, AT&T, Crown Castle Fiber, Spectrum, Verizon
<b>Life Safety:</b>	Addressable Class E System
<b>Loading Dock:</b>	Enclosed loading dock area located off Park Place
<b>Energy Performance:</b>	Energy Star Rated since 2011 and LEED Gold certified.

Protecting the wellbeing of all building occupants is at the core of SL Green's business. Through stringent protocols and operational strategies, SL Green ensures the collective health and safety of our building communities. We are focused on both prevention and preparedness, and are dedicated to supporting the health and wellness of our tenants and visitors.