

## BUILDING SPECIFICATIONS

### LOCATION

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185 Broadway

### YEAR BUILT

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Under construction  
Estimated completion  
January, 2021

### ARCHITECT

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FXCOLLABORATIVE

### BUILDING SIZE

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Office: 39,945 RSF  
Retail: Ground floor: 5,035 RSF

### BUILDING CONSTRUCTION

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Mini-caisson foundation; reinforced concrete structure; cavity wall with CMU backup and brick finish

### FLOOR LAYOUT

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Side core

### FLOOR LOAD

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Retail/commercial:100 LBS./ SF

### FLOOR SIZES

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Office:  
2nd Floor: 9,792 RSF  
3rd-4th Floor: 9,908 RSF  
5th Floor: 10,271 RSF

### TYPICAL SLAB HEIGHTS

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Commercial - 14'

### COLUMN SPACING

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Virtually column free

### ELEVATORS

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Two (2) serving the commercial floors.

### HVAC SUPPLEMENTAL COOLING

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Air conditioning to the 3rd and 4th floors will be supplied by 17.5 ton tenant-controlled, water-cooled DX HVAC units.

Air conditioning to the 5th floor will be supplied by a 25 ton tenant-controlled, water-cooled DX HVAC unit.

Heating will be supplied via a hot water coil within the HVAC units fed from the base building hot water system with supply and return connections on each floor.

### ELECTRIC

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One 4000 AMP, 208/120 volt electrical services and service switchboards

### LIFE/SAFETY

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Fully sprinklered; fire alarm systems with general alarm evacuation

### SECURITY/ ACCESS

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Access control system for the commercial lobby and a closed-circuit television (CCTV) system for entrances and common areas.

### TELECOM/CABLE

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Voice/data horizontal cable pathways - on each floor with pathways back to the main equipment room.

### TRANSPORTATION

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Subway lines: 2, 3, 4, 5, A, C, J, Z, R, W