
BUILDING INFO

ENTRANCE

1 – entrance 11th Avenue between 26th and 27th Streets

1 – entrance on 26th Street between 11th and 12th Avenues

NUMBER OF FLOORS

19

RENTABLE AREA

2.3 million square feet

TYPICAL FLOOR SIZE

18,326 - 165, 656 square feet

ARCHITECT

Cory & Cory Architects

CONSTRUCTED

1931

FACADE RENOVATED

2019-2020

STRUCTURAL SYSTEM

Steel frame with reinforced concrete slabs and red brick facade

WINDOW DIMENSIONS

58.75" W x 103.75" H

CEILING HEIGHT

13'

COLUMN SPACE

20'

HVAC

4 cooling towers totaling 4,000 ton capacity. Air cooled units are also located throughout the building. All controls are fully automated

AIR FILTRATION

Individual water cooled package units with MERV-13 filters

HEATING

Perimeter steam heated by two 900 HP Rockmill boilers powered by natural gas

ELECTRICITY

Six 4,000 amp three phase 480 services providing up to 6 watts per square foot via new bus duct riser

PASSENGER ELEVATORS

14 passenger elevators

FREIGHT ELEVATORS

Freight Elevator #10:
95" W x 107" H x 89.5" D
Door Opening: 95" W x 91" H
Capacity: 7,500 lbs

Passenger Freight C1:
91.5" W x 94" H (max at center) x 84.5" D
Door Opening: 47" W x 84" H
Capacity: 7,000 lbs

LOADING DOCKS

7 bays on 26th Street
3 bays on 12th Avenue

FLOOR LOAD

150-200 lbs/sq ft

SECURITY AND SAFETY

SECURITY

24 Hours Per Day/7 Days Per Week

Digital Key Card Access, Planned Mobile Phone App Access

Messenger Service with Secure Package Scanning

Control and CCTV at all Entry Points, Point Monitoring Access

New Class-E System

Fully Sprinklered

SAFETY

Sanitizing stations in all common areas

Touchless fixtures in core restrooms

Non-invasive thermal scanners located in building lobby

Tracking of Wellstats including air quality, CO level, temperature, and humidity.

BUILDING EMERGENCY POWER

2 Generators: 800 kW, 1,500 kW

TELECOMMUNICATIONS AND FIBER

TELECOM/DATA/FIBER

Providers: AT&T, Windstream, Century Link, RCN, Sidera Light Tower/ZAYO Group, Sorbis, Spectrum/Time Warner

TV

Spectrum