



## Building Specifications

**OWNER** TIAA-CREF

**LEASING/MANAGEMENT** Jones Lang LaSalle

**BUILDING SIZE** 646,422 square feet

**HEIGHT** 31 floors

**ARCHITECT** LB Architects

### BUILDING FEATURES

Major 2012-2013 capital improvement program including:

- Redesigned entryway and lobby
- New interior elevator cabs
- Redeveloped vest pocket park

\$85 million in infrastructure improvements from 2003 to 2008, including:

- Modernization of all building systems (HVAC, elevators)
- New shipping/receiving center and loading dock
- New back-up generator

### LOBBY & ENTRYWAY

New glass and steel entrance

Newly redesigned lobby

### FLOOR DETAILS

Floor Sizes:

- Tower: 13,000 RSF
- High-rise: 17,000 RSF
- Mid-rise: 19,000 - 25,000 RSF
- Low-rise: 29,000 RSF

Floor Load Capacity: From 50 – 100 lbs/sf

\$35 million HVAC renovation in 2008

### HVAC

Heating:

- New meters, pressure-reducing valves and heat pump exchange installed between 2005-2008
- Steam from Con Edison is provided to the building

Ventilation: Four main fans for building interior

Cooling:

- New chillers with 2,750 tons of capacity
- New perimeter fan coil units with individual controls connected to a new Trane "Trace Summit" BMS system
- New 3000-ton Marley cooling towers

### ELECTRICITY

Two separate Con Edison transformer vaults service the building

- Northern component: Two (2) take-offs from the vault, each rated at 265/460 volts, and are 3 phase 4 wire with 4,000 amperes
- Southern component: Two (2) take-offs from the vault, each rated for 120/208 volts, and are 3 phase 4 wire with 4,000 amperes

Modernized controls in 1997

### ELEVATORS

13 passenger elevators - four (4) servicing floors L-11, four (4) servicing floors L, 11-25, and five (5) servicing L, 20-31  
1 freight, servicing cellar and floors 2-31

Lobby has ADA lift

### EMERGENCY POWER

Approximately 1,200KW available for incoming tenants

### LIFE SAFETY

Fully sprinklered, with Honeywell "Graphic Central" fully addressable Class E system

### SECURITY

24/7 building security with cameras and access control devices throughout building

Renovated in 2007

### TELECOM

Fiber optics located in basement; providers include Verizon, AT&T, Time Warner and CATV

### LOADING DOCK

Located on 43rd Street

East Bay - 12' wide and 12' 5" high

West Bay - 8' 9" wide (excluding a 3' 3" cut in door) and 11' 10" high



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