

685  
THIRD  
AVE

# Technical specifications





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<b>Owner</b>	BentallGreenOak
<b>Leasing</b>	CBRE
<b>Management</b>	Jones Lang LaSalle
<b>Building size</b>	651,045 square feet
<b>Height</b>	31 floors
<b>Architect</b>	Fogarty Finger Architects
<b>Building features</b>	<p>Major 2012 – 2013 capital improvement program including:</p> <ul style="list-style-type: none"> <li>– Redesigned entryway and lobby</li> <li>– New interior elevator cabs</li> <li>– Redeveloped vest pocket park</li> </ul> <p>\$85 million in infrastructure improvements from 2003 to 2008, including:</p> <ul style="list-style-type: none"> <li>– Modernization of all building systems (HVAC, elevators)</li> <li>– New shipping / receiving center and loading dock</li> <li>– New back-up generator</li> </ul>
<b>Lobby &amp; entryway</b>	New glass and steel entrance Newly redesigned lobby
<b>Floor details</b>	<p>Floor Sizes:</p> <ul style="list-style-type: none"> <li>– Tower: 13,000 RSF</li> <li>– High-rise: 17,000 RSF</li> <li>– Mid-rise: 19,000 – 25,000 RSF</li> <li>– Low-rise: 29,000 RSF</li> </ul> <p>Floor Load Capacity: From 50 – 100 lbs/sf</p> <p>\$35 million HVAC renovation in 2008</p>

<b>HVAC</b>	<p>Heating:</p> <ul style="list-style-type: none"> <li>– New meters, pressure-reducing valves and heat pump exchange installed between 2005 – 2008</li> <li>– Steam from Con Edison is provided to the building</li> </ul> <p>Ventilation:</p> <ul style="list-style-type: none"> <li>– Four main fans for building interior</li> </ul> <p>Cooling:</p> <ul style="list-style-type: none"> <li>– New chillers with 2,750 tons of capacity</li> <li>– New perimeter fan coil units with individual controls connected to a new Trane “Trace Summit” BMS system</li> <li>– New 3000-ton Marley cooling towers</li> </ul>
<b>Electricity</b>	<p>Two separate Con Edison transformer vaults service the building:</p> <ul style="list-style-type: none"> <li>– 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</li> <li>– 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</li> </ul> <p>Modernized controls in 1997</p>
<b>Elevators</b>	<p>13 passenger elevators:</p> <ul style="list-style-type: none"> <li>– four (4) servicing floors L – II</li> <li>– four (4) servicing floors L, II – 25</li> <li>– five (5) servicing L, 20 – 31</li> </ul> <p>2 freight, servicing cellar and floors 2 – 31</p> <p>Lobby has ADA lift</p>

<b>Life safety</b>	Fully sprinklered, with Honeywell “Graphic Central” fully addressable Class E system
<b>Security</b>	24/7 building security with cameras and access control devices throughout building Renovated in 2007
<b>Telecom</b>	Fiber optics located in basement; providers include , AT&T, Level 3, Lightower, Lightpath, Gigstream, Spectrum, Verizon, Zayo and Cogent
<b>Loading dock</b>	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
<b>Building rating</b>	Energy Star 89/A

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**For leasing inquiries,  
please contact us**

**Paul Amrich**

(212) 984 8122  
paul.amrich@cbre.com

**Neil King**

(212) 984 8352  
neil.king@cbre.com

**Meghan Allen**

(212) 895 0972  
meghan.allen@cbre.com

**CBRE**