

685
THIRD
AVE
GRAND
CENTRAL

Technical Specifications



CBRE



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Owner	BentallGreenOak
Leasing	CBRE
Management	Jones Lang LaSalle
Building size	646,422 square feet
Heights	31 floors
Architect	Fogarty Finger Architects
Building features	<p>Major 2012 – 2023 capital improvement program including:</p> <ul style="list-style-type: none"> – Redesigned entryway and lobby – New interior elevator cabs – Redeveloped POPS Park with outdoor <p>\$85 million in infrastructure improvements from 2003 to 2008, including:</p> <ul style="list-style-type: none"> – Modernization of all building systems (HVAC, elevators) – New shipping / receiving center and loading dock – New back-up generator
Lobby & entryway	<p>New glass and steel entrance</p> <p>Newly redesigned lobby</p>
Floor details	<p>Floor Sizes:</p> <ul style="list-style-type: none"> – Tower: 13,000 RSF – High-rise: 17,000 RSF – Mid-rise: 19,000 – 25,000 RSF – Low-rise: 29,000 RSF <p>Floor Load Capacity: From 50 – 100 lbs/sf</p> <p>\$35 million HVAC renovation in 2008</p>

HVAC	<p>Heating:</p> <ul style="list-style-type: none"> – New meters, pressure-reducing valves and heat pump exchange installed between 2005 – 2008 – Steam from Con Edison is provided to the building <p>Ventilation:</p> <ul style="list-style-type: none"> – Four main fans for building interior <p>Cooling:</p> <ul style="list-style-type: none"> – 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	<p>Two separate Con Edison transformer vaults service the building:</p> <ul style="list-style-type: none"> – 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 <p>Modernized controls</p>
Elevators	<p>13 passenger elevators:</p> <ul style="list-style-type: none"> – four (4) servicing floors L – II – four (4) servicing floors L, II – 25 – five (5) servicing L, 20 – 31 <p>1 freight, servicing cellar and floors 2 – 31</p> <p>Lobby has ADA elevator</p>

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	<p>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</p>
Ratings and certifications	<p>Energy Star Rating: 89 / A</p> <p>WiredScore Certification: Platinum</p>

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