

Building Specs

Building Height

- 145'
- 10 stories
- Setbacks due to zoning regulations

Column Spacing

- Varies 12' to 24'

Ceiling Heights

- 14'-6" slab-to-slab
- 13'-8" clear height
- Beamless ceilings with 12" thick concrete slab

Construction Type

- 12" concrete flat plate slabs

Building Management Systems

- 24/7 attended lobby, security cameras, card reader, access doors, badge entry capabilities

Building Automation

- Occupancy sensor and time-controlled dimming lighting controls
- Integrated access control system
- Security video system
- Fire alarm with FDNY in-building radio communication system

Basic Tangibles

- Bathrooms, janitorial closet, electrical, and IT rooms located in central core on every floor

pH Neutralization

- pH neutralization system in basement
- Plumbing pipes for acid neutralization ready for tank installation

Hazardous Material

- Hazardous material storage room at ground floor

Loading Dock

- One depressed bay with dock leveler off 3rd Avenue

HVAC

- HVAC system designed to accommodate laboratory use
- Two cell cooling towers with 450 tons each on the roof
- Auxiliary potential support MEP space provision with fresh air intake on each floor

Heating System

- Two gas-fired hot water boilers
- Each sized at 5,000 MBH w 100% redundancy

Electrical Capacity

- Lab: up to 26 w / RSF
- Office: up to 15 w / RSF

Shafts and Risers

- Multiple shaft and riser locations for MEP centralized next to building core

Generator Capacity

- 1x 750KW natural gas generator
- 2x 750KW diesel generators

Freight Elevators

- 1 freight elevator
- 5,000 lb capacity
- 6'x8'-6" x 9'-8"h cab
- 4'-6" x 8' door size

Passenger Elevators

- 4 passenger elevators
- 3,500 lb capacity
- 6'-8" x 5'-4" x 8'-8"h cab
- 3'-6" x 8' door size

Floor Load Capacity

- 150 PSF