

Specifications

DESCRIPTION AND LOCATION	52 Broadway is ideally located in the heart of the Financial District, steps to the Fulton Transit Center and WTC Transit Hub. Hotels, retail, cultural and historical attractions are all within walking distance.
LOBBY	Stainless steel, wood, glass and terrazzo marble.
BUILDING AREA	414,506 SF
FLOORS	19 Floors Floors 2-12: 23,535 SF Floors 13-18: 20,489 SF Side-core layout.
MAJOR TENANT	United Federation of Teachers
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	12' slab-to-slab
ELEVATORS	Seven (7) high speed passenger elevators. Two (2) freight cars. Two (2) escalators serve the lobby and lower lobby.
EMERGENCY POWER	Emergency generator 200 kW-250 kVA for life safety systems.
SECURITY	Integrated electronic security system consisting of CCTV, card entry and photo ID's.
LOADING DOCK/ MESSENGER CENTER	Full service loading dock located on New Street.
BASE BUILDING HVAC	Two (2) 500-ton electric chillers supply water to air handlers which distribute cooled air via a VAV system. Con Edison supplies steam to heat exchangers which supply hot water to the perimeter radiation system.
SUPPLEMENTAL HVAC	A 1,000-ton cooling tower serves supplemental air-conditioning units.
ELECTRICAL	Three (3) 4,000-amp 120/208 volt main switchboards provide service to the building.
BUILDING MANAGEMENT SYSTEM	Newly installed.
LIFE SAFETY	Class-E Fire Alarm System. Building is fully sprinklered.
TELECOM	AT&T Corporation, Verizon
TRANSPORTATION	Convenient to Fulton Transit Center and WTC Transit Hub and all downtown options, including: subways, buses, ferries, water taxi and heliport.



Jack Resnick & Sons
Owners & Builders Since 1928

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52 BROADWAY

FINANCIAL DISTRICT



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