

Specifications

DESCRIPTION AND LOCATION	Built by Jack Resnick & Sons in 1987 and designed by Emery Roth & Sons, this 43-Story, mixed-use building at the corner of Broadway and 56th Street combines an 8-story, 292,382 SF commercial/retail base and a 34-story, 480-unit luxury residential tower, Symphony House. With its rich, polished carmen red granite façade, clean lines, handsome plaza and impressive office and residential lobbies, the building is among New York's most impressive mixed-use properties.
LOBBY	Enter a dramatic double height (19'3") space with bush hammered Bianco Carrara floors flanked by walls of alternating black metal ribs, LED backlit glass and streaming video monitors. The black metal ribbing is a nod to analog grooves in vinyl records, the backlit LED references digital light reading media and the monitors are inspired by music videos. One is greeted by a curved black metal ribbed concierge desk which feeds into glass turnstiles and a white glassed elevator lobby.
BUILDING AREA	292,382 SF
FLOORS	8 Floors Floors 2: 33,941 SF Floors 3-7: 34,523 SF Floor 8: 33,949 SF
SELECT TENANTS	Universal Music Group, Retail tenants: Wells Fargo Bank, Staples, GNC, Chipotle & City Parking
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	2-7 floors: 11'4" slab-to-slab 8th Floor: 18'2" slab-to-slab
ELEVATORS	Modernized elevator cab (2018) Four (4) passenger elevators: Lobby - 8th floor - 3,000 lbs. cap. One (1) freight elevator: Basement - 9th floor - 3,500 lbs. cap.
EMERGENCY POWER	A 380-kW diesel generator provides back-up power to all fire, life safety and critical systems.
SECURITY	24/7 attended lobby. All common areas and exterior of building are monitored by CCTV cameras.
LOADING DOCK/ MESSENGER CENTER	56th Street loading dock with direct access to freight elevator.
BASE BUILDING HVAC	Three (3) 333-ton cooling towers provide condenser water to two (2) 45-ton VAV package DX units with economizer coils on each floor. Heat is provided by steam to hot water converter to perimeter fin tube radiation
SUPPLEMENTAL HVAC	56-ton supplemental condenser water available for tenant use.
ELECTRICAL	Floors individually metered, 2 meters per floor, 208V and 600-amps each. 200-amps for power and lights and 400-amps for A/C each. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	Andover BMS Controls updated & modernized. Utility real-time monitoring & energy data insights via CPOWER Corp. BMS platform.
LIFE SAFETY	Class-E Fire Alarm System. Fully sprinklered.
PARKING & AMENITIES	Full service garage with 146 spaces.
TELECOM	WiredScore Gold Certified - AT&T, RCN, Spectrum Business, Spectrum Enterprise, Verizon, Zayo Group
TRANSPORTATION	Convenient to A, B, C, D, 1, N, Q, R subways and surface transit. Steps from Central Park and Columbus Circle.



Jack Resnick & Sons
Owners & Builders Since 1928

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1755 BROADWAY

COLUMBUS CIRCLE DISTRICT



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