

Specifications

DESCRIPTION AND LOCATION	Built by Jack Resnick & Sons in 1984, the 35-story trophy office tower was designed by Swanke Hayden Connell Architects and is distinguished by its unique contextual concept and design featuring two distinctive granite façade types designed to suit the different historic districts of the South Street Seaport to the East and Lower Manhattan to the West.
LOBBY	Expansive atrium lobby with granite finishes features glass turnstiles, lobby desk, tenant messenger center, lighting and WiFi. Featured artwork by "Basra Gate II" 1964, "Sinjerli I" 1967, and "Damascus Gate II" 1970 by Frank Stella.
BUILDING AREA	1,160,067 SF
FLOORS	35 Floors: Floors 3-12: 35,454 SF Floors 14-23: 35,995 SF Floors 24-34: 36,985 SF Floor 35: 17,882 SF Under-floor duct system is provided for easy access to electrical, telephone and data wiring.
SELECT TENANTS	Allied World Insurance, Cantor Fitzgerald, Stripe, WeWork, The Howard Hughes Corporation, Real Chemistry
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	11'6" slab-to-slab 35th floor: 22'6" slab-to-slab
ELEVATORS	All passenger cabs feature destination dispatch technology and rated at 4,000 lbs. capacity. Modernization features new glass finishes. Six (6) passenger cars each for low, mid and high-rise banks. Two (2) freight elevators service all floors. One (1) passenger elevator services parking garage.
EMERGENCY POWER	A 1,000-kW diesel generator on 4th floor provides back-up power to all fire, life safety and critical systems.
SUPPLEMENTAL EMERGENCY GENERATOR	Additional generator capacity is available for tenant use based upon demonstrated tenant need.
SECURITY	24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
LOADING DOCK/ MESSENGER CENTER	Full-service, 3-bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.
BASE BUILDING HVAC	New central plants installed 2013 and consists of six (6) cell cooling tower and two (2) 1,200-ton electric chillers which provide chilled water to central interior air handlers and perimeter fan coil units. Merv 13 with Merv 8 pre-filter. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.
SUPPLEMENTAL HVAC	24/7 condenser water is available for tenant supplemental AC.
ELECTRICAL	Three 2,500-amp 460-volt buss risers provide power for tenant use. Building systems are provided from separate electric risers. Six (6) watts per usable SF connected load is available for tenants with additional power available upon demonstrated need. Electric switchgear room, located on the 3rd Floor. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	Andover BMS system. Mycor Energy Management Platform installed 2016. Utility real-time monitoring & energy data insights via David Energy's BMS platform.
LIFE SAFETY	New Class-E Fire Alarm System installed 2013. Building is fully sprinklered.
PARKING & AMENITIES	Full service garage with 99 spaces and direct elevator access to lobby. Bicycle room with private washrooms and shower. Galaxy News Stand. Free WiFi and courtesy mail drop in lobby.



Jack Resnick & Sons
Owners & Builders Since 1928

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TELECOM	WiredScore Platinum Certified - AT&T, Cogent, Crown Castle, Lightpath, Lighttower, Spectrum Business, Spectrum Enterprise, Verizon, Zayo Group (Please see Telecommunications Factsheet for more details) A Distributed Antenna System (DAS) upgraded in 2023 to all tenant spaces. This will enhance cellular service on all tenant floors and building common areas.
TRANSPORTATION	Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi & Ferries, Buses, free Downtown Connection Shuttle and Downtown Heliport.
SUSTAINABILITY	LEED Gold Certified with the U.S. Green Building Council, Energy Star & Well Designation. MERV-13 Building filtration system



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199 WATER STREET

SEAPORT DISTRICT



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