

# 199 WATER STREET

## Specifications

# SEAPORT DISTRICT

<b>DESCRIPTION AND LOCATION</b>	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.
<b>LOBBY</b>	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.
<b>BUILDING AREA</b>	1,160,067 SF
<b>FLOORS</b>	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.
<b>SELECT TENANTS</b>	Allied World Insurance, Cantor Fitzgerald, WeWork, The Howard Hughes Corporation, Real Chemistry
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	12'3" slab-to-slab 35th floor: 20'6.5" slab-to-slab 4th Floor: 14'9" 3rd Floor: 13'6"
<b>ELEVATORS</b>	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.
<b>EMERGENCY POWER</b>	A 1,000-kW diesel generator on 4th floor provides back-up power to all fire, life safety and critical systems.
<b>SUPPLEMENTAL EMERGENCY GENERATOR</b>	Additional generator capacity is available for tenant use based upon demonstrated tenant need.
<b>SECURITY</b>	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.
<b>LOADING DOCK/ MESSENGER CENTER</b>	Full-service, 3- bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.
<b>BASE BUILDING HVAC</b>	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.
<b>SUPPLEMENTAL HVAC</b>	24/7 condenser water is available for tenant supplemental AC.
<b>ELECTRICAL</b>	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.
<b>BUILDING MANAGEMENT SYSTEM</b>	Andover BMS system. Mycor Energy Management Platform installed 2016. Utility real-time monitoring & energy data insights via CPOWER Corp. BMS platform.
<b>LIFE SAFETY</b>	New Class-E Fire Alarm System installed 2013. Building is fully sprinklered.
<b>PARKING &amp; AMENITIES</b>	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, Pilot, 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

ENERGY STAR, 2023, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Council, WELL Designation & MERV-13 Building filtration system



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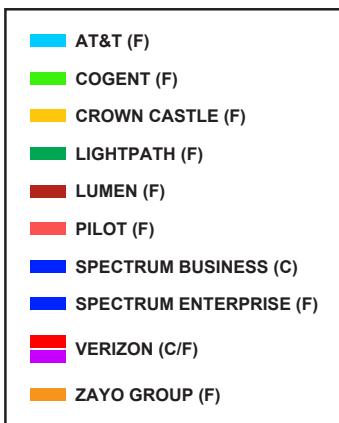
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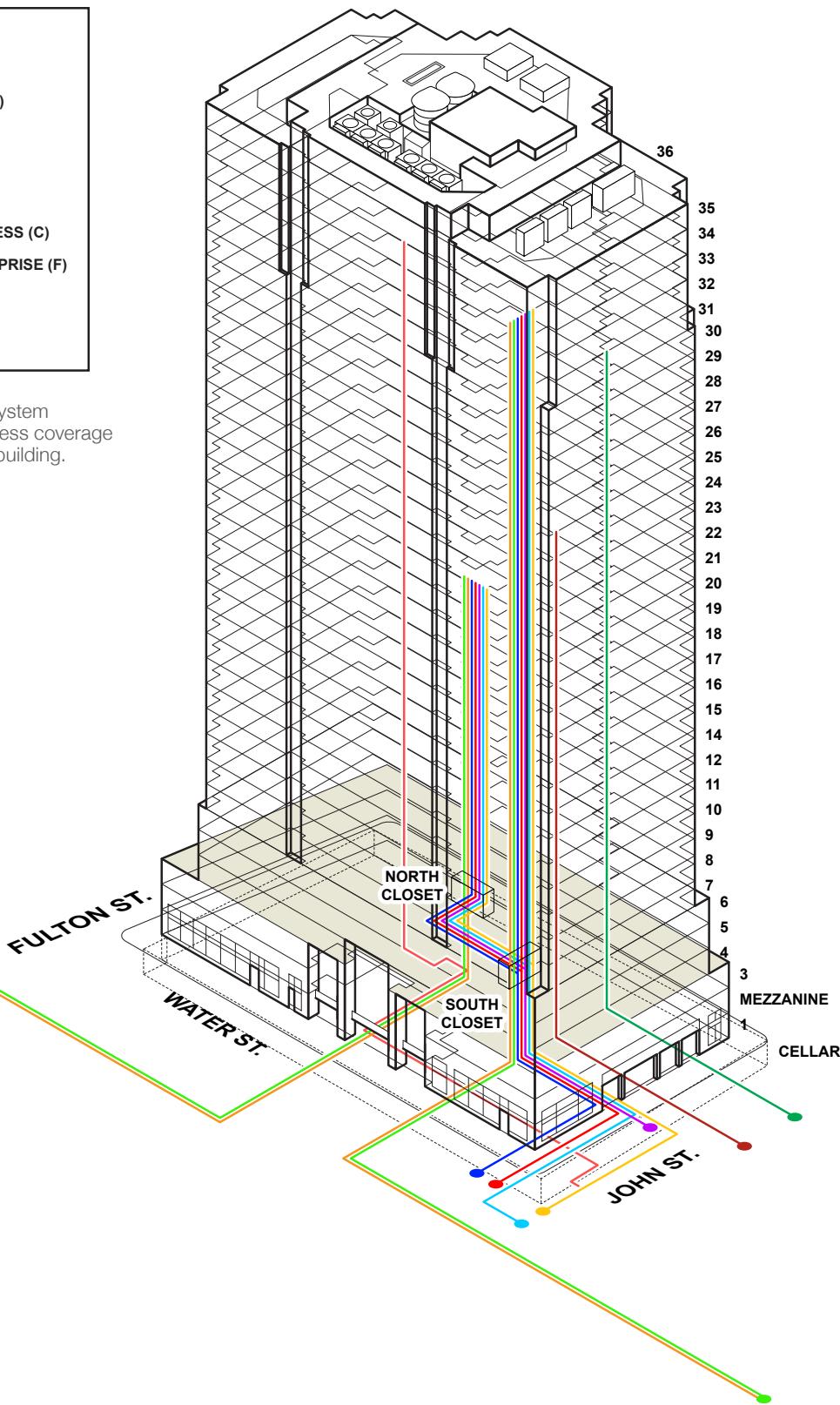


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## Telecom Building Skeleton



- Distributed Antenna System provides Verizon Wireless coverage throughout the entire building.



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## Telecommunications

At Jack Resnick & Sons, we know reliable voice and data communications services are critical to your business. We strive to provide in each property a robust and accessible communications infrastructure, with a broad range of services offered by quality Service Providers. Jack Resnick & Sons also embraces new communications initiatives that foster competition in the marketplace and meaningful choices for Tenants.

To that end, we have partnered over the years with multiple, top-tier telecommunications Service Providers to install facilities in the Building, all in an effort to provide tenants with accessible, reliable and robust connectivity.

## SEAPORT DISTRICT

199 Water Street is equipped with three (3) separate Points of Entry, allowing for diverse Service Provider access. Multiple Carriers provide a full range of Broadband Services and high-capacity fiber-optic connections to most of the major Colocation Centers/Carrier Hotels in Manhattan. At the Building's core is a protected, state-of-the-art Communications Riser, which brings the Service Providers' networks directly to Tenant suites on every floor. Below is a list of Providers offering services to the Building.

Carrier Name	Internet Access	Ethernet	Managed Security Service	Voice	CATV	Website
AT&T	✓	✓	✓	✓		att.com
Cogent	✓	✓				cogentco.com
Crown Castle	✓	✓	✓			crowncastle.com
Lightpath	✓	✓	✓	✓		golightpath.com
Lumen	✓	✓	✓	✓		lumen.com
Pilot						pilotfiber.com
Spectrum Business	✓	✓		✓	✓	business.spectrum.com
Spectrum Enterprise	✓	✓	✓	✓	✓	enterprise.spectrum.com
Verizon	✓	✓	✓	✓	✓	verizon.com
Zayo Group	✓	✓				zayo.com

A Distributed Antenna System (DAS) has been installed in all tenant spaces which will enhance cellular service on all tenant floors and building common areas.

This information is provided as a courtesy and is not an endorsement of any specific carrier, technology or service type. Standard lead times vary by carrier and service type. Please verify all lead times with your provider when placing your order.

Should you require more information, please contact Building Management, or e-mail: [telecom@resnicknyc.com](mailto:telecom@resnicknyc.com)



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