

Specifications

DESCRIPTION AND LOCATION	Built by Jack Resnick & Sons in 1962 and 1968, this distinctive 18-story tower was designed by Herbert Tannenbaum. The building underwent a major renovation in 2009, including a distinctive double-height stone and glass lobby with 2-story retail storefronts, a new aluminum curtain wall system, new windows, new cooling tower and a modernized elevator system with new cabs. The striking redevelopment was designed by MdeAS Architects.
LOBBY	Redesigned lobby and storefronts featuring Italian Verde granite floors and Danby Vermont marble and glass finishes with a 2-story entrance. Featured artwork "Mega Flux and the Bodies of Perception" by Lydia Donna, 1999-2000.
BUILDING AREA	163,077 SF
FLOORS	18 Floors Floor 2: 11,477 SF Floors 3-6: 12,081 SF Floors 7-11: 9,577 SF Floors 12-13: 8,393 SF Floors 14-16: 6,655 SF Floors 17-18: 5,061 SF
SELECT TENANTS	The Trustees of Columbia University, Culbro LLC, Kempen & Co., Beech Hill Securities Retail tenants: TD Bank, Gregorys Coffee, Pret a Manger
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	11'4" slab-to-slab
ELEVATORS	Modernized elevators (2011). Two (2) passenger elevators: Lobby - 18th floor - 2,500 lbs. cap. One (1) passenger elevator: Basement - 18th floor - 3,000 lbs. cap.
EMERGENCY POWER	A new 240-kW diesel fuel oil generator provides back-up power to all fire, life safety and critical systems (2019).
SECURITY	24/7 attended lobby; electronic access system; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
BASE BUILDING HVAC	Central plant consists of one (1) 600-ton capacity cooling tower (installed 2008) and one (1) 380-ton chiller (installed 2012) providing chilled water to central interior air handlers and perimeter fan coil units. Merv 13 Filters Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter induction units.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air conditioning
ELECTRICAL	Six (6) watts per usable SF connected load available for tenant use. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	Andover BMS system (2011). Mycor Energy Management Platform installed 2018. Utility real-time monitoring & energy data insights via David Energy's EMS platform.
LIFE SAFETY	Class-E Fire Alarm System. Building fully sprinklered.
TELECOM	WiredScore Gold Certified - Crown Castle, Spectrum Business, Spectrum Enterprise Stealth, Verizon, Zayo Group (Please see Telecommunications Factsheet for more details)
TRANSPORATION	Adjacent to 6, E, & M subways, surface transit and Citibike
SUSTAINABILITY	ENERGY STAR & WELL designation



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