



# 195 Broadway Building Fact Sheet

**Owner** 195 Broadway Property, LLC

**Manager** L&L Holding Company, LLC

**Location** Broadway between Fulton and Dey Streets

**History** Original headquarters of the American Telephone and Telegraph Company from 1916 through 1983.

**Lobby** New York's ultimate symbol of classical, Parthenon Athens architecture. Soaring marble Doric columns, ornate chandeliers, and polished bronze grace the building's lobby. The lobby houses the central security and visitor check-in stations and features an ionic-style bronze and marble directory and carved marble letterbox.

**Height** 384 feet (29 stories)

**Floor Sizes** Typical building rental floor area is 41,982 square feet

**Major Tenants** Thomson Reuters, Omnicom, XO Group, Harper Collins and Namely, Inc.

**Recent Upgrades** Elevators overhauled to include new motor controls and renovated cab interiors.

Emergency generator for all building emergency systems.

Tenant bathrooms on floors 4 through 17 and 19 have been renovated and are ADA compliant. All other to be modernized as floors release.

**Building Operating Hours** Accessible on a 24 hour/seven day a week basis. Central building systems are operated Monday through Friday 7:00a.m. to 6:00p.m. excluding holidays.

**Elevators** Passenger Elevators: 8 cars service floors 23-28  
6 car service floors 15-22  
8 cars service floors 4-15

Freight Elevator Cars: 1 - 4,000lbs capacity –E level to 28

**HVAC** Steam is utilized to provide perimeter heat radiation.

Cooling is provided by 3 electric chillers each rated at a nominal tonnage of 750 tons of cooling capacity. Two chillers are run at any time using one chiller as a spare. Two chillers have been converted to R134A and one chiller uses R11.



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Designed with eight chilled water coil air handlers for cooling comfort for tenant floors and 2 in the basement for lobby heating and air conditioning.

All condenser water for tenant supplemental units is charged on a per ton basis taken from all run time meters and billed back to all tenants.

The base building cooling tower has a design capacity of 1,800 tons with 1,500 tons max chiller capacity.

Base Building HVAC Hours: Mon.-Fri. 8:00am-6:00pm  
Except building holidays

Supplemental Condenser  
Water Cooling Capacity: Approximately 800 tons with 400 tons  
available in the tower.

System Performance Parameters:

Summer temperature: 78°F- 50% R.H. when the outdoor dry bulb  
temperature is 89°F and wet bulb temperature  
is 73°F.

Winter temperature: 70°F when the outdoor temperature is 15°F.

Outside Air: Minimum outside air- 0.13 CFM/USF (per  
NYC Ventilation Code)

The above specifications will be met at space loads of a maximum of 1 person per 150 USF, and a maximum light and power demand load of 5 watt/USF.

- Electrical** A minimum of 6 watts per usable square foot will be provided for tenants' 120/208v lighting and appliance loads, exclusive of building services, with additional capacity available. All tenant electricity is billed through sub-meters connected to all lights and power in tenants' direct space. There are three electrical closets on each floor.
- Life-Safety** Emergency generator supports elevators, fire pumps, Class "E" system and emergency lighting. Building is fully sprinklered with tamper and flow switch devices on every floor. Fire hose cabinets and fire extinguishers are located on all floors in accordance with NYC Fire Code.
- Emergency Back-Up  
Power Availability** Space accommodations are available for tenant owned generator subject to Landlord's approval.
- Security** Security system features closed circuit monitoring and a professional staff to ensure tenant safety. Deliveries are routed through the secured loading dock for direct delivery to the tenant mail room.
- Telecom/Cable/Internet** Telephone service is provided by Verizon into the building. Fiber service is provided by Light Path, Cogent, and Zayo. Internet service is provided by Time Warner Cable and by Verizon with risers.



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<b>Loading Dock</b>	There are two available loading bays. The first bay is 10 feet wide, 35 feet deep and 12 feet high. The second bay is 6 feet wide, 35 feet deep and 12 feet high.	
<b>Roof Space</b>	Available upon request and Landlord's approval.	
<b>Ceiling Heights</b>	Ceiling heights vary depending on floor type. Floors 4, 5, 7, 8, 10, 11, 14, 15, 17, 18, 20, 21, 23, 24, 26, and 27 are 12 feet 6 inches slab to slab. Floors to 6, 9, 12, 16, 19, 22 and 25 are 13 feet 6 inches slab. Floor 28 is 17'6".	
<b>Column Spacing</b>	Columns are 14 feet off of perimeter window lines and spacing varies from 8 to 10 feet on center.	
<b>Mullion Spacing</b>	Double hung windows are paired two next to each other for a combined opening of 6 feet between perimeter facade columns. Perimeter facade columns are 3 feet in width.	
<b>Storage Space</b>	Storage space is available on the B, C & E basement levels of the building.	
<b>Domestic Water</b>	Domestic water enters the building from both Dey and Fulton Street.	
<b>Floor Load</b>	Live load is 60 lbs per square foot.	
<b>Conference Center</b>	Accommodations can be scheduled with the adjoining Millennium Hilton. Their conference center can hold up to 120 people.	
<b>Transportation</b>	Poised to become the most accessible central business district in the nation with the construction of the Fulton Street Transit Center, which will provide access to 14 distinct subway lines (1,2,3,4,5,6, A, C, E, J, M, N, R, and Z) and steps away from the World Trade Center transportation hub, housing access to the PATH train, high-speed airport, New Jersey, and Staten Island ferries, and a proposed direct rail link to JFK. There are also commuter bus lines to the outer boroughs along Broadway. Steps from the trendy Chelsea district.	
<b>Special Services</b>	<u>Overtime HVAC Cost:</u>	Cooling \$728 per hour/no minimum (subject to increases)  Heating \$300 per hour/no minimum (subject to increases)
	<u>Supplemental Cooling Cost:</u>	\$1,500 per ton tap in fee \$650/ton/annum
	Note:	All condenser water is charged on a per ton basis taken from all run time meters and billed back to all tenants.