

# BUILDING SPECS

## Owner

195 B Owner 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

Omnicom, XO Group, Harper Collins, Namely, Inc. and Gucci.

## Retail Tenants

Nobu Downtown, Anthropologie and Starbucks.

## Recent Upgrades

- Door lock monitoring system installed on all elevators.
- New 800 ton tenant supplemental cooling tower with an inter-connection to the main cooling tower for redundancy.
- Variable frequency drives installed on all main supply fans to allow tenant installation of Variable Air Volume boxes.
- Upgraded Building Management System for base building HVAC equipment.
- New steam system controls with wireless temperature sensors installed on each tenant floor.
- New digital controls installed on all three (3) base building chillers.
- New main outside air and return air dampers with digital controls.

## 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 30
1 - 2,500lbs capacity	A level to 15

## 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.
- Designed with eight chilled water coil air handlers with variable frequency drives for cooling comfort for tenant floors.
- All condenser water for tenant supplemental units is charged on a per ton, per annum basis (based on connected load) 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 100 tons available in the tower. System Performance Parameters:
  - Summer temperature: 75°F (DB) when the outdoor dry bulb temperature is 92°F and wet bulb temperature is 74°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.



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## 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 (3) electrical closets on each floor.

## Life-Safety

Building is fully sprinklered. The head end of the Fire Command Center was replaced in 2017 with a fully addressable system.

## 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

Fiber service is provided by Verizon, Cogent, and Zayo. Internet service is provided by Spectrum.

## Loading Dock

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.

## Roof Space

Available upon request and Landlord's approval.

## Ceiling Heights

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".  
Column Spacing  
Columns are 14 feet off of perimeter window lines and spacing varies from 8 to 10 feet on center.

## Mullion Spacing

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.

## Storage Space

Storage space is available on the 29th floor.

## Domestic Water

Domestic water enters the building from both Dey and Fulton Street.

## Floor Load

Live load is 60 lbs per square foot.

## Conference Center

Accommodations can be scheduled with the adjoining Millennium Hilton. Their conference center can hold up to 120 people.

## Transportation

- 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. NYC Ferry service is located at Pier 11 (10 minute walk). There are also commuter bus lines to the outer boroughs along Broadway.

