

# Building Standards

BentallGreenOak 



Fitwel®  
Viral Response  
Certified

The first office buildings in 9 U.S. cities receive Viral Response Approval from Fitwel as BentallGreenOak takes the lead on mitigating the spread of COVID-19 in commercial real estate.

BGO office buildings in New York, Boston, Chicago, San Francisco, Denver, Charlotte, Portland, Jersey City and Wellesley are the first in their cities to achieve Fitwel designation.

## NUMBER OF FLOORS:

26 Floors, 2 below ground and 1 mechanical tower floor

## FLOOR PLATE SF:

6,980 to 30,812

## TOTAL BUILDING SF:

504,627

## OFFICE AREA SF:

462,177

## OTHER AREA SF:

42,450

## EXTERIOR BUILDING DESCRIPTION:

Exteriors consist of metal and glass curtain walls and brick masonry. Roofing consists of modified bitumen membrane roofing with internal roof drains and setback roofs at various levels. The building has setbacks on floors 7, 9, 12, 15, 20 and 22 which have views up and down Third Avenue, of the East River, Queens and the East Side of Manhattan.

## CEILING HEIGHTS:

The building ceiling heights range from 15 feet on the lower level to 11 feet slab to slab on the office floors.

## CORRIDOR STANDARD FINISHES:

Interior finishes in the common corridors on multi-tenanted floors include carpeting, painted gypsum wallboard, wall coverings, and acoustic ceiling tiles. The elevator lobbies, common corridors and core bathrooms are defined by their clean lines, simple finishes and classic color palettes. Charcoal gray textured broadloom, crisp white walls and recessed LED lights lend the corridors and elevator lobbies a clean modern feel.

## HVAC DISTRIBUTION SYSTEM:

The main air distribution is split between multizone supply fans that serve interior spaces via VAV terminal units and high pressure, 100% outside air units that serve perimeter zones via induction units. District steam provides the main heating source for this building.

## ELECTRICAL POWER:

Is provided from an underground utility transformer vault. Two 4,000 Amp services at 265/460 are routed into the building switchboard in the electrical equipment room in the sub-cellar. Steam service at 150 psi is provided by Con Ed. The building has two 4,000 Amp risers which serve all floors, one 4,000 Amp riser is dedicated to lighting and power and the other 4,000 Amp serves the building mechanical equipment and elevators.

## ELEVATORS:

The building has ten traction gearless elevators comprised of four hi-rise elevators, one of which is a service elevator, and six low-rise elevators. The high-rise elevators are rated at 3,000 pounds capacity and 700 feet per minute speed (fpm). The low-rise passenger elevators are rated at 3,500 pounds and a rated speed of 500 feet per minute. The service elevator is rated at 3,000 pounds. The elevators are Westinghouse manufactured models with Swift Futura control equipment. Elevator cab finishes include carpet, laminates, wood, stainless steel and recessed light fixtures.

## FIRE LIFE SAFETY SYSTEMS:

The office building is protected by a wet pipe fire standpipe and sprinkler system, connected to two combination domestic/fire water service mains from 47th Street and Third Avenue. The building has one manual fire pump rated at 750 GPM, a rooftop sprinkler booster pump rated at 250 GPM, and a special service fire pump rated at 250 GPM.

## LOADING DOCK & PARKING:

The loading dock is located on 47th Street and has one bay to receive deliveries. There is a corridor that brings freight and deliveries to the freight elevator which has access.