

BUILDING SPECIFICATIONS

DESIGN TEAM:

DESIGN ARCHITECT
S9 Architecture

ARCHITECT OF RECORD
Perkins Eastman

INTERIOR DESIGN ARCHITECT
Fogarty Finger Architecture

MECHANICAL ENGINEER
Cosentini Associates

STRUCTURAL ENGINEER
Arup

LANDSCAPE ARCHITECT
MPFP

BUILDING SIZE:

675,000 RSF

FLOORS:

17 total

Floors 1–2:
Lobby/amenities/mechanical

Floors 3–15:
Office

Floor 16:
Amenities

Floor 17:
Mechanical

TYPICAL FLOOR SIZE

High Rise:
42,000 RSF average

Mid Rise:
50,000 RSF average

Low Rise:
60,000 RSF average/33,000 RSF available

BUILDING MODULE:

5'0"

OFFICE FLOOR HEIGHTS:

14'0" Slab-Slab

OFFICE FLOOR COLUMN SPACING:

30'0" Slab-Slab

ELECTRICAL:

6 watts/USF for lighting and convenience power

ELEVATORS:

West, Center, and East Core with 12 destination dispatch elevators

Elevator capacity: 3,500 lbs

Freight: 1 swing car in the East Core at 4,500 lbs

Speed: 500 FPM (East and West Core), 350 FPM (Center Core)

HVAC:

Condenser water/cooling towers

Local floor, tenant controlled DX units

Heating provided overhead

Up to 1 ton/1,500 USF of supplemental capacity available to tenants at additional cost

STRUCTURE:

Steel frame with steel braced cores

Floor system of concrete fill on metal deck over steel beams

FLOOR LOADING:

Typical 50 lbs/PSF – Live load

PARKING:

Dedicated building parking lot

SECURITY:

Brooklyn Navy Yard 24/7 perimeter, vehicular and pedestrian security

24/7 lobby attendant

CCTV monitoring of common areas, elevators, and loading dock

Elevator turnstiles

FIRE AND SAFETY:

Four egress stairs, dedicated emergency service elevator

1,500 kw generator for life safety, 500 kw capacity for tenant tie-in available to tenants at additional cost

SUSTAINABILITY/RESILIENCY:

Incoming services function while submerged

Major building services on 2nd floor

Lobby elevated 8' above grade

AMENITIES:

18,000 SF of private outdoor terraces on 6 floors

35,000 SF of common indoor amenities: food & beverage, health & wellness, and conference facilities

10,000 SF of common outdoor amenities: lawn, sun deck, and half basketball court

DATA CONNECTIVITY:

Wired Certified Platinum

Wifi in building common areas

BUILDING OPERATIONS:

Nantum Operating System

Automated Logic Building Management System