Technical Specifications

Gross Building Area 400,000 rsf / 14 Stories

Year Built 2013

Developer Edward J. Minskoff

Building Architect Fumihiko Maki

Construction Structural steel frame with concrete slabs. Facade is an

energy-efficient structurally glazed glass and aluminum

curtain wall.

Floor Sizes Floors 3-4 42,323 RSF Dedicated outdoor terrace of

Floors 5-12 25,401 RSF 11,624 SF on the 5th Floor

Window Dimensions Glass Height: 10'

Window Width: 2' - 6" and 5' - 0" Modules

Outdoor Areas - A dedicated outdoor terrace of 11,624 sq. ft. on the 5th Floor

- A pedestrian urban plaza is located on the corner of Astor

Place and Third Avenue.

On site Retail/ Amenities Cyclebar, CHOPT, Shake Shack and CVS. The building has a conference center with lounge, phone booths, huddle rooms and conference rooms with a combined 85 person capacity. It also features an in-building fitness center with two gender neutral bicycle storage rooms with showers and changing rooms.

HVAC/Building Systems

- Two (2) roof mounted central cooling towers up to 1400 tons

- Individual water-cooled package air conditioning units on each floor,

VAC tenant controlled system

- Extended building hours: Monday-Friday 8 AM - 8 PM

- Condenser water is available for supplemental HVAC

- MERV-13 filtration quality coupled with multiple stage filtration process.

Messenger Center A dedicated messenger center via the 9th Street service entrance. Building messenger staff deliver packages directly to tenants. Security Uniformed security guards staffed at the concierge desk, turnstile access, interior and

exterior CCTV cameras 24 hours a day, 7 days per week and a state-of-the-art visitor

management system

Fire Stairs Stairwells are oversized to exceed New York City and International Building Code

Requirements.

Live Load All tenant floors are 70 lbs. live load.

Restrooms Restrooms are 100% ADA compliant and include extra fixtures and touch less

technology to meet open space population demand.

Building
Management
System

Building operates on an advanced Honeywell Building Management System (BMS) with

nt tenant Web-based service request system

Electrical 8 Watts per rsf demand load exclusive of base building air conditioning. Power is provided

from two (2) points of entry.

Emergency Generator One 1,500-kilowatt emergency generator services the building's life safety and critical building systems. There is spare auxiliary power capacity available to meet tenant needs. Provisions have been made for the installation of an additional generator for future tenant use.

Telecom - Two (2) fully redundant telecommunications carrier points of entry

- Fully redundant riser system and two (2) telecom closets on each floor

Current list of service providers include's Verizon, Spectrum Business, AT&T, Century Link/Lumen Crown Castle Fiber (Lightower Fiber/Fiber Networks) and Rainbow Broad-

band/Gigstreem.

DAS 51 Astor Place is equipped with a Distributed Antennae System (DAS) which reduces dead

service areas and increases cellular voice and data reception and service throughout the

building.

Elevators - Four (4) passenger elevators are equipped with state-of-the-art automated floor destination dispatch system

One (1) every eight of

- One (1) oversized freight elevator.

Life Safety The building contains a state-of-the-art Class "E" addressable fire alarm system with Fire

Command Station located in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system.