

Technical Specifications

Gross Building Area	400,000 rsf / 14 Stories			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
Year Built	2013			Fire Stairs	Stairwells are oversized to exceed New York City and International Building Code Requirements.
Developer	Edward J. Minskoff			Live Load	All tenant floors are 70 lbs. live load.
Building Architect	Fumihiko Maki			Restrooms	Restrooms are 100% ADA compliant and include extra fixtures and touch less technology to meet open space population demand.
Construction	Structural steel frame with concrete slabs. Facade is an energy-efficient structurally glazed glass and aluminum curtain wall.			Building Management System	Building operates on an advanced Honeywell Building Management System (BMS) with tenant Web-based service request system
Floor Sizes	Floors 3-4	42,323 RSF	Dedicated outdoor terrace of 11,624 SF on the 5th Floor	Electrical	8 Watts per rsf demand load exclusive of base building air conditioning. Power is provided from two (2) points of entry.
	Floors 5-12	25,401 RSF		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.
Window Dimensions	Glass Height : 10' Window Width : 2' – 6" and 5' – 0" Modules			Telecom	<ul style="list-style-type: none">- 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 includes Verizon, Spectrum Business, AT&T, Century Link/Lumen Crown Castle Fiber (Lighttower Fiber/Fiber Networks) and Rainbow Broadband/Gigstream.
Outdoor Areas	<ul style="list-style-type: none">- 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.			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.
On site Retail/ Amenities	Orange Theory, Cyclebar, Bluestone Lane, CHOPT, Shake-Shack and CVS. The building has two gender neutral bicycle storage rooms with showers and changing rooms.			Elevators	<ul style="list-style-type: none">- Four (4) passenger elevators are equipped with state-of-the-art automated floor destination dispatch system- One (1) oversized freight elevator.
HVAC/Building Systems	<ul style="list-style-type: none">- 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.			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.
Messenger Center	A dedicated messenger center via the 9th Street service entrance. Building messenger staff deliver packages directly to tenants.				