

BUILDING SPECS

COMPLETED

January 2022

BUILDING SIZE

Ground:	3,274 USF
Lower Level 1 & 2:	7,751 USF
2–9th Floor:	49,076 RSF

HEIGHT

9 Stories above grade, 2 below grade

ARCHITECT

Roger Ferris + Partners

CEILING HEIGHTS

17' ground floor, 12' lower levels, and
12' clear slab to slab office levels

COLUMN SPACING

Column-free interior space on all levels, except Retail

OFFICE FLOOR SIZES

4,900 – 7,000 RSF

FLOOR LOAD

100 PSF for the retail & roof,
50 PSF commercial office floors

EMERGENCY POWER

Life safety generator on the roof connected
to backup tank

TRANSPORTATION

Convenient to F, M, B, D, 6 subway lines

HVAC

RETAIL FLOORS (FLOORS LL2–Ground)

LL2: Proposed fitness studio
LL1: Proposed restaurant
LL1: Commercial kitchen exhaust system –
up to 8,000 cfm with vertical black iron
Duct from LL1 to roof.

Ground: Proposed retail store
– Code compliant ventilation and toilet exhaust system

COMMERCIAL OFFICE FLOORS (FLOORS 2–9)

Floors 2–5: 18 tons per floor delivered via VRF system
Floors 6–9: 16 tons per floor delivered via VRF system
– Code compliant ventilation and toilet exhaust system

LIFE SAFETY

Building fire alarm, fully sprinklered. The fuel storage tanks are located on the SC level, as mandated by NYC building code. A new redundant and submersible fuel oil storage and delivery system has been installed on the SC level. Life safety generator on the roof connected to backup tank.

ELEVATORS

Two 3,500 lb gear traction mrl passenger elevators with a rated speed of 350 ft/min that stop at every floor as well as the roof. For retail one 3,500 lb hydraulic elevator rated at 100ft/min that stops at level 1 and each lower retail level.

TELECOM

A telecom room will be provided on every floor of the building.

ELECTRICAL

RETAIL FLOORS (FLOORS LL2–Ground)

Each retail floor will be provided with a disconnect switch and service size (fuse and main circuit breaker size) as follows:

LL2: 600a will be delivered via disconnect switch
LL1: 800a will be delivered via disconnect switch
LL1: Commercial kitchen exhaust system (included as part of proposed restaurant)

Ground: 200a will be delivered via disconnect switch
– Panel distribution downstream of disconnect switch shall be provided by tenant

COMMERCIAL OFFICE FLOORS (FLOORS 2–9)

Each commercial office floors will be provided with a 200a disconnect switch, that will serve a 225a rated, 42-position panel with submeter, and service size (fuse and main circuit breaker size) as follows:

Floors 2–5: 125a will be delivered per floor
Floors 6–9: 100a will be delivered per floor
– 6W/sf is provided per floor for lighting and power
– Additional power is also provided to air handlers on the floor
– Additional electrical panels shall be provided by the tenant, as required

OTHER

Unique and dramatic entry sequence through a planted and trellised outdoor court. Office tenants on levels 2–5 have glass on three sides of the building, and tenants on 6–9 have four-sided glass and panoramic view of the city above neighbors on Houston Street.



Contact

LET'S CONNECT

Retail Inquiries

RICHARD SKULNIK
212 750 6565
rskulnik@ripcony.com

Office Inquiries

HOWARD HERSCH
212 812 6020
howard.hersch@am.jll.com

EAST  **END**
C A P I T A L

VISIT WEBSITE >



VISIT WEBSITE >