

GENERAL INFORMATION

LOCATION

620 Avenue of the Americas
(Between 18th & 19th Streets)

YEAR CONSTRUCTED

1896

YEAR RENOVATED

1993

CONSTRUCTION DETAILS

Steel frame construction; lime and brick exterior with steel beams and cast iron columns.

CEILING HEIGHTS

12'8" to 16'10" (24' on 1st floor and a portion of the 7th floor)

LOBBY

Office lobby entry on 18th Street

NUMBER OF FLOORS

7

BUILDING SIZE

700,000 RSF

TYPICAL FLOOR SIZE

100,000 RSF Plates

FLOOR LOAD CAPACITY

Up to 125 lbs. per SF

AIR FILTRATION

Individual water cooled package

ELEVATORS

Base Building - 6 passenger and 2 freight

Base Building + 32 BJ Elevators in Office Lobby - 9 passenger and 2 freight

Base Building + 32 BJ Lobby on 25 W 18th - 11 passenger and 2 freight

ELECTRIC CAPACITY

23,000 amps

HVAC

2 Rockmill oil fired,
400 horsepower boilers

3 Baltimore Air Coil Series V Cooling Towers containing two (2) 25 horsepower, Variable Frequency Drives on each

1434 tons of condenser water ;
788 tons available

LOADING DOCK

2 loading dock bays and street access to freight elevators

SECURITY & SAFETY

SECURITY

24 Hours Per Day/7 Days Per Week

Digital Key Card Access, Planned Mobile Phone App Access

Secure Package Scanning

Control and CCTV at all Entry Points

Point Monitoring Access

New Class-E System

Fully Sprinklered

SAFETY

Sanitizing stations in all common areas

Touchless fixtures in core restrooms

Non-invasive thermal scanners located in building lobby

Tracking of Wellstats including air quality, CO level, temperature, and humidity.

BUILDING EMERGENCY POWER

1 Generator: 600 kW for Fire Life Safety

TELECOMMUNICATIONS

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Verizon, Zayo, Lighttower & Teleport Comm (AT&T)

TV

Spectrum