

880 THIRD AVENUE MIDTOWN

Plaza District



SPECIFICATIONS

DESCRIPTION AND LOCATION	Built by Jack Resnick & Sons in 1962 and 1968, this distinctive 18-story tower was designed by Herbert Tannenbaum. The building underwent a major renovation in 2009, including a distinctive double-height stone and glass lobby with 2-story retail storefronts, a new aluminum curtain wall system, new windows, new cooling tower and a modernized elevator system with new cabs. The striking redevelopment was designed by Moed de Armas and Shannon Architects.
LOBBY	Redesigned lobby and storefronts featuring Italian Verde granite floors and Danby Vermont marble and glass finishes with a 2-story entrance. Featured artwork "Mega Flux and the Bodies of Perception" by Lydia Donna, 1999-2000.
BUILDING AREA	162,658 SF
FLOORS	18 Floors Floor 2: 11,477 SF Floors 3-6: 12,081 SF Floors 7-11: 9,577 SF Floors 12-13: 8,393 SF Floors 14-16: 6,655 SF Floors 17-18: 5,061 SF
MAJOR TENANTS	The Trustees of Columbia University, Culbro LLC, Kempen & Co., USA, QS Investors, Fisher Harris Shapiro, WeWork, TD Bank, Gregorys Coffee and Pret a Manger
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS	11'4" slab-to-slab
ELEVATORS	Two (2) passenger elevators: Lobby - 18th floor - 2,500 lbs. cap. One (1) passenger elevator: Basement - 18th floor - 3,000 lbs. cap.
SECURITY	24/7 attended lobby; electronic access system; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
EMERGENCY POWER	A 240-kW fuel oil generator provides back-up power to all fire, life safety and critical systems. (Q4 2017)
BASE BUILDING HVAC	Central plant consists of one (1) 600-ton capacity cooling tower (installed 2008) and one (1) 400-ton chiller (installed 2012) providing chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air conditioning.
ELECTRICAL	Six (6) watts per usable SF connected load available for tenant use.
BUILDING MGMT. SYSTEM	Andover BMS system installed in 2011.
LIFE SAFETY	Class-E Fire Alarm System. Building partially sprinklered.
TELECOM	WiredScore Gold Certified - Crown Castle, Spectrum Business, Stealth, Verizon, XO Communications, Zayo Group (Please see Telecommunications Factsheet for more details)
TRANSPORTATION	Convenient to all transportation including 4, 5, 6, E & M subways, and surface transit.



Jack Resnick & Sons
Owners & Builders Since 1928

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