

52 BROADWAY DOWNTOWN

Financial District



SPECIFICATIONS

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| DESCRIPTION AND LOCATION | 52 Broadway is ideally located in the Financial District, steps to the Fulton Transit Center and WTC Transit Hub. Downtown hotels, retail, cultural and historical attractions are also within walking distance. |
| LOBBY | Stainless steel, wood, glass and terrazzo marble. |
| BUILDING AREA | 414,500 SF |
| FLOORS | 19 Floors Floors 2-12: 23,535 SF Floors 13-18: 20,489 SF Side-core layout. |
| MAJOR TENANT | United Federation of Teachers |
| FLOOR LOAD | 50 lbs. per SF live load |
| CEILING HEIGHTS | 12' slab-to-slab |
| ELEVATORS & ESCALATORS | Seven (7) high speed passenger elevators. Two (2) freight cars. Two (2) escalators serve the lobby and lower lobby. |
| EMERGENCY POWER | Emergency generator 200 kW-250 kVA for life safety systems. |
| SECURITY | Integrated electronic security system consisting of CCTV, card entry and photo ID's. |
| LOADING DOCK | Full service loading dock located on New Street. |
| BASE BUILDING HVAC | Two (2) 500-ton electric chillers supply water to air handlers which distribute cooled air via a VAV system. Con Edison supplies steam to heat exchangers which supply hot water to the perimeter radiation system. |
| SUPPLEMENTAL HVAC | A 1,000-ton cooling tower serves supplemental air-conditioning units. |
| ELECTRICAL | Three (3) 4,000-amp 120/208 volt main switchboards provide service to the building. |
| BUILDING MGMT. SYSTEM | Newly installed. |
| LIFE SAFETY | Class-E Fire Alarm System. Building is fully sprinklered. |
| TELECOM | AT&T Corporation, Verizon |
| TRANSPORTATION | Convenient to Fulton Transit Center and WTC Transit Hub and all downtown options, including: subways, buses, ferries, water taxi and heliport. |



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