

# 315 HUDSON MIDTOWN SOUTH

Hudson Square



## SPECIFICATIONS

<b>YEAR BUILT</b>	Built: 1896   Renovation: 1963, 2017 & 2019
<b>NUMBER OF STORIES</b>	9 + Penthouse
<b>BUILDING AREA</b>	484,231 SF
<b>FRONTAGE</b>	Hudson: 215'   Spring: 175'   Vandam: 200'
<b>TYPICAL FLOOR PLATES</b>	Floors 2 – 9: 51,576 SF   Penthouse: 27,522 SF
<b>CEILINGS</b>	Retail: 15' - 18' Floor 2: 14' Floors 3-8: 12' Floors 9-10: 13'
<b>FLOOR LOAD</b>	150 lbs per SF live load
<b>LOBBY</b>	Modernized and expanded lobby featuring Renaissance Beige limestone walls and flooring, reclaimed wood ceiling, new glass entrance, security turnstiles, concierge desk and floor-to-ceiling LED art installation. (2017)
<b>GREEN ROOF DECK</b>	4,000 SF of interior gathering space and 6,000 SF landscaped common terrace. Tenants may reserve for private functions. (2019)
<b>BIKE &amp; FITNESS</b>	New bike room with locker rooms and showers on ground level. (2019)
<b>WINDOWS</b>	New casement windows. (2019)
<b>HVAC</b>	New 1,000-ton rooftop cooling tower and condenser water risers for connection to tenant-controlled air conditioning systems on floors 6-10/Penthouse. (2019) New 150-ton, secondary, 24-hour cooling tower and condenser water system will be provided to serve tenants' computer room AC units. Four (4) new mechanical rooms on floors 6-10 will each contain one 30-ton water-cooled DX unit at 12,000 CFM. Heating is provided by perimeter steam radiators with thermostatic control valves and new enclosures. New building management system.
<b>TENANT ELECTRIC</b>	Direct metered from Con Edison delivering 6 watts per SF connected load.
<b>EMERGENCY POWER</b>	New 750 kW generator provides back-up power for base-building life safety systems. (2019)
<b>LIFE SAFETY</b>	Existing Class-E Fire Alarm System to be upgraded. Building fully sprinklered with new fire pump.
<b>LAVATORIES</b>	New ADA compliant lavatories.
<b>TELECOM</b>	Crown Castle, Level 3, Lightpath, Signal Point, Spectrum Business, Verizon
<b>VERTICAL TRANSPORTATION</b>	Elevator modernization: Destination dispatch system with new motors and controls for all seven (7) passenger elevators and new cab finishes. (2017 - 2018)
<b>SECURITY</b>	24/7 manned security desk, CCTV and card access system.
<b>LOADING DOCK</b>	Three (3) bay loading dock with direct access to freight elevator.
<b>CERTIFICATIONS</b>	LEED EB: OM Silver Certification, Wired Certified Gold and Energy Star Designation.



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