

5 Manhattan West

General Description	5 Manhattan West is a 16 story, 1.7 million square foot office tower located in the heart of Manhattan's next major area for development, the Hudson Yards. Occupying the entire block-front on 10 th Avenue between 31 st and 33 rd Streets, the property is ideally positioned to benefit from the transformation of Penn Station along with the residential and commercial redevelopment of the far west side of Manhattan.
Developer/Architect Redevelopment (2016)	Westward/David Brody Associates Brookfield/Rex Architects
Completion Date	1969 (renovated in 2003, redevelopment scheduled to complete 2016)
Building Height	16 stories
Design Load	Office 50 to 120 lbs/sq. ft.
Rentable Area	1.7 million sq. ft.
Typical Floor Area	80,000-140,000 sq. ft.
Ceiling Heights	Slab-to-slab heights on office floors are 13-16 feet Slab-to-slab on the 16 th floor is 20 feet Standard floor finish heights are 12 feet
Interior Column Spacing	25 feet on center
HEATING, VENTILATION AND AIR CONDITIONING	
Design Criteria	The building's HVAC systems are designed to meet or exceed NYC Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Building steam is distributed via two steam meters and a reducing station. There are six low pressure steam risers in the building that supply package units. Control is provided by two exterior temperature controllers.
Air Conditioning	Cooling is provided by 4 condenser water package units located on each floor. Water carries rejected heat to five cooling towers. Cooling towers operate 24 hours a day, 7 days a week.
Building Hours	8:00 AM to 6:00 PM, Monday through Friday
ELECTRICITY General	Building-standard power consists of 6 watts per usable square foot, connected load, provided by local utility company.
Electric Closet	Four per floor tower

Building Amenities Post Redevelopment (2016)

- New energy efficient glass facade, floor to ceiling height curtain wall
- Renovated double height lobby with vertical transportation expansion and upgrades to include 6 new destination dispatch elevators
- All existing cars modernized with interior cabs upgrades
- New and refurbished cooling towers
- New MER's with new DX units for enhanced efficiency distribution
- New systems will achieve a LEED certified rating with complete New York State Energy Code Compliance
- Breezeway along the south elevation creating physical connection with Manhattan West Complex and a visual connection west to the High Line
- 2 minute walk to new 7 train station connection to Times Square and Grand Central Station
- 7 minute walk to Penn Station
- Over 100k square feet of retail by 2017 along Dyer Ave, the Breezeway and within the Manhattan West complex