

BUILDING SPECIFICATIONS

ONE
LIBERTY
PLAZA

General Description:

One Liberty Plaza is a 2.3 million square foot office building unique to the Lower Manhattan core. One of the most prestigious buildings in the Downtown Submarket located centrally at Liberty Street and Broadway, this 54-story steel and glass tower is distinguished by an open plaza at its entrance with direct access to Zuccotti Park, providing an unparalleled open view rarely found in the concentrated space of supply-constrained New York. Major tenants include Cleary Gottlieb, FINRA, AON Insurance, Investment Technology Group, New Avon and Business Insider.

Design Architect: Skidmore, Owings & Merrill

General Contractor: Turner Construction Company

Mechanical Engineer: Syska & Hennessy, Inc

Structural Engineer: Paul Weidinger: Weiskopf & Pickworth

Completion Date: One Liberty Plaza, completed 1972

Building Height: 54 stories

Design Load Offices: 50-100 lbs/sq. ft.

Mechanical floors: 250 lbs/sq. ft.

**Rentable Area
Approximately:** 2,300,000 sq. ft.

**Typical Floor
Area Approximately:** 45,000 sq. ft.

Ceiling Heights: Slab-to-slab heights on office floors average 12'6"

Mullion Spacing: 5 feet

Interior Column: Spacing column-free interior space, generally every 20 ft. at perimeter wall

**HEATING, VENTILATION
AND AIR CONDITIONING:**

The Building Automation and Energy Management System is primarily Honeywell equipment. In addition to equipment operation and control, the system performs optimized start/stop, enthalpy, and totalization of chilled water, steam, and electric consumption.

ONE LIBERTY PLAZA BUILDING SPECIFICATIONS CONTINUED

Design Criteria: The building's HVAC systems are designed to meet or exceed New York City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.

Heat: Heat is supplied by high-pressure utility steam. After pressure reduction, the heat is exchanged to provide hot water heating and tempered air through the building.

Air Conditioning: Cooling is provided by Steam Driven Turbines and a supplemental electric plant which provides approximately 40 tons per floor of additional chilled water for computer rooms and tenant comfort use. Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation: 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 ConEd Additional power is available based upon demonstrated need.

Electric Closet: Two per floor. Under floor cell system available.

Telephone Closet: Four per floor

PASSENGER ELEVATORS

Number of Elevators: 36 elevators organized into 6 banks:
Floors: Lobby - 11
Floors: 12 -19
Floors: 20 -28
Floors: 29 - 33 and 35
Floors: 34 and 36 - 45
Floors: 45 - 53

Elevator Capacity: 4,000 lbs depending on elevator bank

Elevator Speed: 500 - 1,200 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS

Number of Elevators: 3

Elevator Capacity: 5,000 lbs.

Elevator Size: 6'-8" long, 6'-2". wide, 12'-6". high

BUILDING AMENITIES:

- Newsstand and Brooks Brothers retail store
- Zuccotti Park featuring 50 trees and public seating
- Building entrances located on Liberty Street, Broadway and Cortland Street
- Flexible column-free floor plates