

Building Specifications

GENERAL DESCRIPTION	424 - 434 West 33rd Street is a 13-story boutique office building within Brookfield's 7 million square foot mixed use development, Manhattan West.
DESIGN ARCHITECT	The Mufson Partnership
MECHANICAL ENGINEER	GC Eng. & Associates, P.C.
COMPLETION DATE	1913
BUILDING HEIGHT	13 stories, as well as one below-grade cellar level
DESIGN LOAD	240 lbs. per square foot
RENTABLE AREA	Approximately 200,000 RSF
TYPICAL FLOOR AREA	Floors 2-12: Approximately 15,000 RSF Penthouse: Approximately 12,000 RSF
CEILING HEIGHTS	Approximately 13' on floors 2 through 11 Approximately 14' on the 12th floor Approximately 18' on the Penthouse floor
INTERIOR COLUMN SPACING	East to West: approximately 17 feet North to South: approximately 12 feet
HEATING, VENTILATION, AND AIR CONDITIONING	Lobby: one (1) 8.5-ton water -cooled unit that services part of the cellar, east and west lobbies Floors 2-6: one (1) 37-ton water-cooled unit per floor located adjacent to the restrooms on each floor Floors 7-12: one (1) 62-ton Mammoth water-cooled unit that is located adjacent to the restrooms on each floor Penthouse: one (1) 60-ton water-cooled package AAON HVAC unit The Marley cooling tower services cellar to Penthouse, south retail stores and the ice rink chiller
STANDARD HOURS OF HVAC OPERATIONS	8:00 AM to 6:00 PM, Monday through Friday
OVERTIME HVAC	\$120 / hour per floor
SUPPLEMENTAL HVAC	10 tons per floor

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ELECTRICITY	6 watts per usable square foot (exclusive of HVAC), submetered electric service. Electrical panels are located in the mechanical room.
FIRE / LIFE SAFETY	<p>The Building is equipped with a Class E Fire Safety System. Fire extinguishers are provided in Building common areas as well as mechanical rooms. Pull stations, audible horns, and strobes are installed throughout the common areas of the Building. Illuminated exit signs are installed throughout designated exit routes. The Building is equipped with hard wired smoke detectors with battery backup.</p> <p>The Building is equipped with a sprinkler system throughout. Water is stored in a sprinkler tank on the roof, with controls and a pump in the cellar. Sprinkler water is distributed via sprinkler lines to overhead laterals and heads at each floor. The standpipe is supplied by the domestic water tank located on the roof.</p>
TELECOM/ FIBER PROVIDERS	Time Warner & Verizon
TELEPHONE CLOSETS	The main telephone closet is located in the basement; all other telephone equipment is located in the mechanical room. The Building has one point of entry for telecom.
ELEVATORS	The Building has four (4) traction-type passenger elevators and one (1) traction freight elevator serving all floors.
ELEVATOR CAPACITY	Passenger cars: 2,500 to 3,000 lbs. Freight car: 6,000 lbs.
FREIGHT ELEVATOR SIZE	Door Opening: 4' X 7' Inside Width: 6' Inside Depth: 8' 6" Inside Height: 7' 11"
ELEVATOR SPEED	Passenger Elevators: approximately 400 feet per minute Freight Elevator: approximately 250 feet per minute.