

TECHNICAL SPECIFICATIONS

OWNER:

DS400Owner LLC

MANAGER:

On-Site by Macklowe Management
A William Macklowe Company

LOCATION:

Blockfront between 47 and 48 Streets across from Grand Central Terminal north entrance.

HEIGHT:

22 Stories

FLOOR SIZES:

2,800 RSF to 10,500 RSF

TOTAL BUILDING AREA:

200,000 RSF

RENOVATION ARCHITECT:

Moed de Armas & Shannon

CONSTRUCTION:

Structural steel frame and poured concrete

CEILING HEIGHTS:

12' slab to slab

FLOOR LOAD:

Floors 1 & 2: 120 lbs. live load
Floors 3 to 21: 60 lbs. live load

BUILDING ACCESS:

24 hours / 7 days
Full-time uniformed concierge

HVAC HOURS:

Extended business hours:
Monday - Friday: 8am to 8pm

SECURITY:

Uniformed concierge. Electronic security card access.
Authorized visitor access.

ELECTRICAL:

6 watts usf demand load exclusive of base building.
120/208 vaults

HVAC:

500 ton cooling tower with individually controlled water-cooled package units on each floor. Individual floor controlled perimeter steam service on all floors.

TELECOM:

High speed Internet, provider Eureka, Verizon, AboveNet, Quest, LightTower Fiber and Time Warner.
Wired Gold Certification

LIFE SAFETY:

Fully Commissioned Class "E" System
Full time Fire Safety and Emergency Action Plan Director

ELEVATORS:

One freight elevator capacity: 1,600 lbs.
Passenger elevators (4) capacity: 2,600 lbs.

Passenger	Lobby to 21	3 cars
(only one car goes to 22nd floor)		

Passenger/Freight	Cellar to 21	1 car
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Street Freight	Cellar to Street	1 car
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CONFERENCE CENTER:

One dedicated full-service conference room on 2nd floor
Video conferencing with ceiling speakers and Shared Content
Cable TV access
55" flat screen LED monitor
Board seating up to 25 persons
Ergonomic seating
Conference speaker phones
Multiple high-speed Internet computer ports

SECOND FLOOR AMENITY AREA:

Seating areas
Fireplace
Wi-Fi connectivity
Pantry with catering area and breakout area