

28/40  
W 23<sup>RD</sup>

# *building* SPECIFICATIONS

OWNER:  WILLIAMS  
EQUITIES

**BUILDING HOURS:**

28-40 W. 23rd Street: 24/7, 365 days a year  
19 W. 22nd Street: 7am – 7pm, Monday-Friday

**YEAR BUILT:**

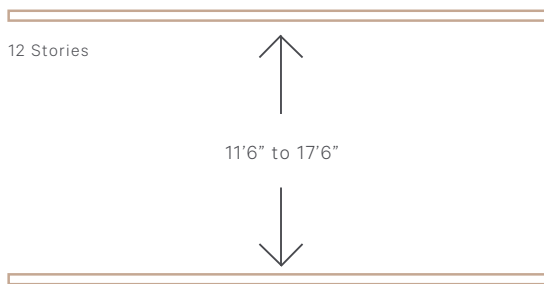
1879 (40 West 23rd) | 1901 (28 West 23rd)

**BUILDING AREA:**

560,000 SF

**CEILING HEIGHTS**

(slab to underside of slab)



**TYPICAL FLOOR SIZE:**



**ELECTRIC**

6 watts sub-metered per usable square foot for the tenants' lighting and power are provided. Additional power is provided to support tenants' mechanical equipment



**HVAC**

Heating provided to both buildings by a central steam boiler plant. New 3 cell cooling tower with a capacity of 1600 tons, controlled and monitored via a BMS system. All new floors are equipped with new water cooled York HVAC units, waterside economizer and state of the art controls tied in to BMS system



**LOBBIES**

Three staffed lobbies; two located at both 23rd Street entrances and one at 19 W. 22nd Street. A dedicated freight lobby is available at 9 W. 22nd Street.



**TELECOM**

Verizon fiber  
Time Warner fiber  
RCN fiber



**SECURITY**

24/7 attended lobby with full access control



**SPRINKLER**

Automatic sprinkler systems that run throughout both buildings.



**ROOFTOP TERRACE**



**FIRE SAFETY**

Class E System