All the Specs

DESCRIPTION & LOCATION	Built by Jack Resnick & Sons in 1984, One Seaport Plaza is a 35-story trophy waterfront office tower located at 199 Water Street in Manhattan's Seaport District. It is distinguished by a unique contextual concept and design featuring two distinctive granite façade types designed to suit the different environments at the historic South Street Seaport.
LOBBY	The double-height lobby features European oak paneling, granite finishes, and original Frank Stella artwork. New renovations have introduced elegant glass turnstiles, a modern reception desk, enhanced lighting, and a café and lounge.
BUILDING AREA	1,160,067 SF
FLOORS	35 Floors Floors 3–12: 35,454 SF Floors 14–23: 35,995 SF Floors 24–35: 36,985 SF
MAJOR TENANTS	Allied World Insurance, Seaport Entertainment Group, Arch Labs, WeWork, Crum & Foster
FLOOR LOAD	50 lbs. per SF live load
CEILING HEIGHTS (SLAB-TO-SLAB)	4th Floor: 14′9″ 5th-32nd Floors: 12′3″ 34th Floor: 13′6″ 35th Floor: 20′6″
ELEVATORS	All passenger cabs feature destination dispatch technology and are rated at 4,000 lbs. capacity. Recent modernization features new glass finishes. Six (6) passenger cars each for low-, mid- and high-rise banks. Two (2) freight elevators service all floors. One (1) passenger elevator services parking garage.
EMERGENCY POWER	A 1,000-kW diesel generator on fourth floor provides back-up power to all fire, life safety, and critical building systems.
SUPPLEMENTAL EMERGENCY GENERATOR	Additional generator capacity is available for tenant use based upon a demonstrated tenant need.
STORM RESILIENCY	Electric switchgear equipment, emergency generators, fire life safety mechanicals, and telecommunications equipment rooms are located on the third and fourth floors. In addition, an eight-foot-high detachable flood gate system is stored at the garage level and can be deployed in advance of a threatening storm at the loading dock, parking garage, and Front Street building entrances.
SECURITY	24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
LOADING DOCK/ MESSENGER CENTER	Full-service, three-bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.
BASE BUILDING HVAC	New central cooling plants consist of a 2,400-ton capacity, six (6) cell cooling tower, and two (2) 1,200-ton electric chillers which provide chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.
SUPPLEMENTAL HVAC	24/7 condenser water is available for tenant supplemental AC.
ELECTRICAL	Three 2,500-amp 460-volt bus-duct risers provide power for tenant use. Building systems are powered from separate electric risers. Six (6) watts per usable SF connected load is available for tenants with additional power available upon demonstrated need. Electric switchgear room located on the 3rd floor.
BUILDING MANAGEMENT SYSTEM	Andover BMS system and an EcoGenesis SmartGrid®.
LIFE SAFETY	New Class-E Fire Alarm System. Building is fully sprinklered.
PARKING & AMENITIES	A new tenant lounge and town hall is coming soon. The lobby features a new full-service café, and additional amenities include a secure bicycle room with private washrooms and showers, a full-service parking garage with 99 spaces and direct elevator access to the lobby.
TELECOM	WiredScore Platinum Certified — AT&T, Cogent, Lightpath, PILOT, Lightower, Spectrum Business, Verizon, XO Communications, Zayo Group. A Distributed Antenna System (DAS) enhances cellular service on all tenant floors and building common areas.
TRANSPORTATION	Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi and Ferries, buses, free Downtown Connection Shuttle, and Downtown Heliport.
SUSTAINABILITY	ENERGY STAR, 2023, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Councill, Well Designation & MERV 13 building filtration system.

ENERGY STAR

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