255 GREENWICH STREET TRIBECA DISTRICT

Specifications

DESCRIPTION AND LOCATION	Built by Jack Resnick & Sons and designed by Emery Roth & Sons Architects in 1987, this 14-story building is perfectly anchored at the crossroads of TriBeCa and downtown Manhattan. Steps to all cultural attractions, shopping and restaurants. Located at the northern gateway to the World Trade Center commercial and cultural district on the corner of Greenwich Street and Park Place.
LOBBY	New granite and glass lobby with glass turnstiles and destination dispatch elevators. Featured artwork "Zephyr" by Charles Hinman, 1986.
BUILDING AREA	623,748 SF
FLOORS	13 Floors Side-Core large floor plates 40' x 30' bays Floor 1: 27,280 SF | Floor 2: 43,332 SF | Floors 3-9: 51,953 SF | Floors 10-12: 41,418 SF Penthouse: 18,847 SF
SELECT TENANTS	The City of New York, Borough of Manhattan Community College (BMCC), Mount Sinai School of Medicine, Cornell University, Target
FLOOR LOAD	100 lbs. per SF live load 150 lbs. per SF in mechanical spaces
CEILING HEIGHTS	12'10" slab-to-slab
ELEVATORS	Seven (7) passenger elevators: Lobby – 14th floor – 3,500 lbs. cap. One (1) passenger elevators: Basement – 14th floor – 3,500 lbs. cap. Two (2) freight elevators: Basement – 14th floor – 5,000 lbs. cap. One (1) passenger elevators: Basement – 3rd floor – 3,500 lbs. cap. One (1) freight elevator: Basement – 1st floor – 25,000 lbs. cap. Dedicated BMCC entrance on Murray Street One (1) passenger elevator: Lobby (CUNY) – 2nd floor – 2,500 lbs. cap. Two (2) escalators: Lobby (CUNY)
EMERGENCY POWER	A 600-kW diesel generator provides back-up power to all fire, life safety and critical systems. Roof-top space available for tenant-dedicated generator.
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	Over-sized, off street loading dock and delivery facilities with direct access to freight elevator. Additional loading dock facility serves basement level.
BASE BUILDING HVAC	Four (4) 525-ton cooling towers provide condenser water to two (2) water cooled package units on each floor. Merv 13 Filters. Heat is provided by steam to hot water converter to perimeter fin tube radiation.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air-conditioning.
ELECTRICAL	Three (3) 2,500-amp 460 volts and one (1) 2,000-amp 460-volt buss risers provided power for tenant use. Each floor is directly metered. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	New ABM BMS system installed 2019. Utility real-time monitoring and energy data insights via David Energy's BMS platform.
LIFE SAFETY	Class-E Fire Alarm System updated in 2017. Building is fully sprinklered.

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Owners & Builders Since 1928

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PARKING & AMENITIES	Full service garage with 100 spaces.
TELECOM	WiredScore Platinum Certified - AT&T, Cogent, Crown Castle, Lightpath, Spectrum Business, Spectrum Enterprise, Zayo Group (Please see Telecommuncations Factsheet for more details) A Distributed Antenna System (DAS) is in the process of being installed in all tenant spaces which will enhance cellular service on all tenant floors and building common areas.
TRANSPORTATION	Convenient to all downtown options including Fulton Transit Center, WTC Transit Hub, PATH, buses, ferries, water taxis.

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