

Building Specifications

Overview

Property Address: 1540 Broadway
New York, NY

Block and Lot: Block 998, Lot 1005

General Description: 1540 Broadway (also known as the Bertelsmann Building), was developed by Bertelsmann AG., the international media giant, as its U.S. headquarters building and was designed by Skidmore, Owings and Merrill. The world class tower was designed in 1990 to exceed all market standards with exceptional tenant spaces and panoramic views of the Manhattan skyline and unmatched views of Times Square. The office building is part of a condominium regime which includes separate ownership interests for the retail, restaurant, garage and theatre spaces.

Architect: Skidmore, Owings & Merrill

General Specifications

Year Completed: 1990

Site: Approximately 38,630 square feet (.88 acre)

Office Condominium Area: 907,427 Rentable Square Feet

Typical Floor Area: Floors 8-35 averaging 27,421 rentable square feet per floor
Floors 36-44 averaging 18,562 rentable square feet per floor

Number of Floors: 44 stories

Structure: The Property's foundation is poured reinforced columns, beams and slabs. It has a structural steel frame with masonry and concrete encasement. Property floors are concrete poured over metal decking and each floor is bridged by structural steel beams.

Facade: The exterior surface is aluminum and glass curtain wall, with architectural features including indigo blue and white spandrel glass, and green tinted vision glass, with setback panels creating a unique visually interesting facade, topped by a nearly 6-story spire over Broadway. Granite and stainless steel features surround the 24' atrium lobby entrance on 45th Street.

Building Lobby: The lobby is comprised of polished Cambrian black granite with Rosso Rubino marble stones overlaid onto a Regal gray granite floor with white Arabesco marble. The lobby floor contains brushed stainless steel and Imperial Finish stainless steel accents. Approximately \$1.1 million was spent on lobby renovations in 2010.

Interior Finishes: Interior finishes vary by tenant. Current pre-built standards include Infinium glass fronted offices, with wood doors, linear light fixtures, and both broadloom and carpet tile features. Over \$3 million was invested on interior finishes in 2009 and 2010. Additionally, over \$4.2 million was spent on the 5-Star Amenity Center on the 8th floor providing tenants with a cafeteria, fitness center and conference center.

Ceiling Heights: Slab-to-slab heights on office floors average 13'0"

Standard floor to finished ceiling height is 9'6"

Roof: The roof is original installation, inverted membrane design, fully protected by paving stones.

Windows: The Property contains double paned, tinted reflective glass windows that are 1" thick and insulated.

Design Load: Floor loads are typically 50 pounds per square foot.

Zoning: C6-7T

**Heating, Ventilation and Air
Conditioning (HVAC)**

Building Automation and Energy
Management System:

Primarily VAV equipment and ceiling hung perimeter units.

Cooling: There are six Marley induced draft cooling tower cells located on the roof. The design rating per cell is 700 tons with a 4,200 total cooling tower ton capacity. The mechanical system consists of variable air volume boxes (VAVs) at the interior and fan powered terminal boxes (FPBs) at the exterior which are served by a water source self contained package units on each tenant floor connected to a roof top cooling tower. Building cooling is provided by individual self contained package air handling units (SCUs) manufactured by Trane on each tenant floor. Floors 8 to 36 have an 80 ton unit, floors 36 to 43 have 60 ton units and floor 44 is served by a 70 ton unit. Each SCU has four scroll type compressors (15-20 tons each) which provide cooling with R-22 refrigerant.

Heating: The building is supplied high pressure steam service from Con Edison by a single 45th Street service that enters the building at the B-1 level. High pressure steam is piped to the 5th floor mechanical equipment room where a low pressure steam pressure reducing station is located. Steam condensate from the flash tank is pumped from the duplex pump units to the 5th floor reclamation storage tank where it is cooled and drained into the building drain system. Steam heat is distributed by perimeter units that are ceiling-hung, fan-powered boxes with hot water coils.

Plumbing: Domestic water is supplied via two 4" services and two 6" fire services from the City water main. The retail levels of the building are served by street pressure. There are three sets of domestic water zones fed from the 5th floor mechanical room which feed floors 5-37. Each of these domestic water risers are fed by a set of duplex pumps. Floors 38-44 are fed from the rooftop tanks. All water supply piping is copper. The sanitary sewer exits the building directly into the City sanitary main; sanitary piping is cast iron.

Electricity

General: Building-standard power consists of 265/460 volt, 3 phase, 4 wire service from Con Edison.

Electric Closets: Power is distributed via a system of plug-in bus duct and conduit and cable riser feeders run in the electric rooms on each floor.

Lighting: Lighting consists of a combination of 2' x 2' and 2'x4" fluorescent fixtures, with parabolic reflectors. Fixtures have a mix of T12 and T8 lamps.

Passenger Elevators

Number of Passenger Elevators: The Property contains 14 Otis 401 Elevonic electric traction geared passenger elevators. The elevators are comprised of six low rise and eight high rise cars. There are also three service/freight elevators that are Otis 401 Elevonic electric traction geared.

Elevator Cab	Floors Serviced	Capacity, lbs	Speed, fpm
1-6	L, 8-24	3,500	800
7&8	L, 8-9, 24-44	3,500	1,200
9&10	L, 8, 24-44	3,500	1,200
11&12	L, 8-9, 24-44	3,500	1,200
13&14	L, 8, 24-44	3,500	1,200
S1	L, 2, 5-24	5,000	700
S2&S3	B3, B2, B1, L-4, 8-9	4,500	350

Elevator Finishes: Finishes in the cabs include glass panel walls with stainless steel trim and handrails and polished stainless steel ceiling panels with recessed lights.

Stairwells: The Property contains two fire stairwells that extend from the roof to the ground level. Stairwell A goes from 44th floor to the street level, exiting onto 45th Street. Stairwell B runs from roof / mechanical areas to the street level, exiting on 46th Street. Both stairwells have re-entry floors as per code, and can be used for inter-floor travel for multi floor tenants.

Fire/Life Safety

Access Control: 1540 Broadway utilizes security systems that include key card access at the lobby optical turnstiles, a 24/7 manned lobby desk and CCTV. The bulk of tenant spaces contain electronic key code entrance systems.

Fire Protection: 1540 Broadway is fully sprinklered with a wet pipe automatic fire sprinkler system.

Monitored Fire Panel: Installed in 2004, the Notifier, fully addressable automatic Class E fire alarm system with speaker/strobe devices operates as a speaker/strobe indicator.

Smoke/Heat Detection: The building's fire detection consists of smoke detectors in the elevator lobbies and common corridors, pull stations at doors to exit stairs and exits, duct smoke detectors and flow and tamper switches on the fire sprinkler system.

Emergency Generator: The building has one emergency generator, an 800 kW Detroit Diesel that is located in the fifth floor mechanical room. It provides life safety service that powers emergency lights, three elevators at one time for fire recall, the fire alarm system and the building fire pump.

Building Amenities

- Central Times Square location
- Convenient access to Grand Central Terminal and Penn Station
- Panoramic views of Times Square and the Manhattan skyline
- Amenity floor with fitness facility, cafeteria and conference center
- Full-service concierge and security