

## Building Specifications

### **Address**

14 53rd Street  
Brooklyn, NY 11232

### **Architect**

Perkins Eastman

### **Developer**

Madison Realty Capital

### **Building Area**

465,000 square feet

### **Ceiling Heights**

12 – 25'

### **Floors**

7 Floors

### **Floor Loads**

#### **Ground Floor**

Cast-in-place concrete with load capacity in excess of 100PSF.

#### **7 Story “Warehouse” or Front Building**

Typical above grade construction consists of concrete encased steel beam spaced at approximately 5' o.c – bottom flange of steel beam exposed/painted.

Flat concrete slabs between beams.

Concrete encased steel columns.

Typical column grid of approximately 20' x 20'.

Overall floor plate size 60' x 620' below set-back and 60' x 380' above setback.

Floor load capacity in excess of 100PSF – requirements above this threshold may be reviewed on a tenant by tenant basis.

#### **3 Story “Torpedo” or Middle Building**

Cast-in-place concrete with load capacity in excess of 100PSF at 1st floor.

Typical above grade construction consists of concrete topping on metal deck supported by bar joists.

Bar joist typical spacing 24” o.c.

Steel wide flange girders.

Steel wide flange “i-shape” columns.

Typical column grid of approximately 20'x25'.

Overall floor plate size 75' x 620'.

Floor load capacity Live Loads of 100 PSF Superimposed DL allowance of 15 PSF.

#### **1 Story “Rear Annex” or Back Building**

Cast-in-place concrete with load capacity in excess of 100PSF at 1st floor.

Typical column grid of approximately 20'x20'.

Overall floor plate size 40' x 620'.

### **Roof Levels**

To be assessed according to tenant needs on a case-by-case basis.

### **Transportation**

Located within four (4) blocks of 53rd Street Station (R) and in close proximity to 59th Street Station (N & R) lines.

Local bus line available within a few minutes of property at 53 St / 1 Av.

### **Recent Capital Improvements**

- New community space  
- New Lobby

### **Amenities**

On-site parking, lobby café and seating, high-speed telecommunications.

### **Tenant Access**

Attended brand new state-of-the-art lobby.

### **DATA/IT**

Pursuing WiredNYC rating.

### **Security**

State-of-the-art premise security access control, intrusion detection, and video surveillance system.

### **Elevators**

Total of four (4) elevators. One (1) main freight car and three (3) passenger/freight combos.

### **Tempered Cooling**

VRF system with refrigerant pipework is routed to each floor where tenants can connect their units to the refrigerant circuits.

### **Air Conditioning**

Capacity is based on an electrical demand load of six (6) watts per RSF.

### **Heating**

Three (3) 45 hp boilers provide hot water to the heating system. Boilers are natural gas-fired and are located in the cellar

Heating is distributed by a perimeter radiation system and unit heaters throughout the building.

### **Electrical**

Six (6) watts per rsf Digitally sub-metered 277/480v conduit and wire feed to tenant floor, providing six (6) watts/rsf on a demand basis, for power, lighting and ac units.

Energy Saving Lighting control system, with expansion points for tenants.

### **Fire Alarm**

New building digital addressable fire alarm system.

### **Fire Protection**

Fully sprinklered tenant spaces.