



BUILDING SPECIFICATIONS

**LOCATION:** N/W/C of William Street, between Wall Street and Pine Street.

**OWNER:** Gaedeke Group

**MANAGEMENT:** George Comfort & Sons, Inc.

**ARCHITECT:** Townbridge & Livingston

**YEAR BUILT:** 1927

**RENOVATIONS:** 2006, Major renovations to Lobby.

**SECURITY/ACCESS:** The Concierge desk is attended by security personnel 24/7. Key Card Access.

**BUILDING HOURS:** 24/7

**HEIGHT:** 24 Stories

**BUILDING SIZE:** 354,328 SF

**FLOOR SIZES:**  
 Floor 1: ~9,000 RSF  
 Floors 2-15: ~16,000-17,000 RSF  
 Floors 16-20: ~11,000-13,000 RSF  
 Floors 21-23: ~7,000-9,000 RSF  
 Floor 24: ~2,000 RSF

**SLAB TO CEILING:** 12'5" on Average.

**FLOOR LOAD:**  
Floor: Load PSF:  
 Cellar A-D: 150 lbs. Live Load  
 Ground: 150 lbs. Live Load  
 Floors 2-23: 60 lbs. Live Load  
 Floor 24: 150 lbs. Live Load

**ELEVATORS:** The building contains a total of sixteen (16) Elevators: thirteen (13) Traction Passenger Elevators (T.P.), one (1) Traction Freight Elevator (T.F.), one (1) Hydraulic Freight Elevator (H.F.) and one (1) Hydraulic Passenger Elevator (H.P.) for the retail space along Pine Street.

Type	Stops	COUNT	Capacity
T.P.	1-14	5 Cars	2,500 lbs.
T.P.	1, 13-22	5 Cars	2,500 lbs.
T.P.	D-6	3 Cars	2,000 lbs.
T.F.	D-23	1 Car	2,000 lbs.
H.F.	A-1	1 Car	2,400 lbs.
H.P.	B-1	1 Car	2,000 lbs.

**LIFE/SAFETY:** The building is fully sprinklered by an automatic wet-pipe fire protection system. The building is protected by a zoned addressable automatic fire alarm system.

**ELECTRIC:** Electrical services enter the building below grade in the 'A' cellar level of the building and is provided by ConEd. Electrical power at 120/208 volts from a utility transformer vault in William Street is conveyed to three services; service A-2000-amp, B-4000-amp, and C-1800-amp switchboards located in the main electrical rooms in the sub cellar Level C and D. Tenants are individually metered for electric. The electrical distribution wiring is copper and the capacity of a tenant distribution panel varies from 125 to 200 amps.

**EMERGENCY POWER:** None.

**TELECOM/CABLE:** Wired Gold, Telecom and Data Services provided include Verizon, Spectrum, Cogent, Zayo Group, Lightpath, and Crown Castle Fiber.

**HVAC HOURS:** 7:00 am to 6:00 pm on Mondays through Fridays.

**HEATING:** Heating is provided throughout the building by ConEd utility steam. Office floors are heated by continuous perimeter fin tube radiation. The subject building does not utilize conventional boilers for steam production. The 4" diameter main stream line enters the building on Level E. The steam main is equipped with a steam meter and pressure reducing stations. Steam condensate is gravity fed to a condensate receiver in the mechanical room on Level E.

**COOLING:** Chilled water is produced by a single, McQuay, electrically operated centrifugal chiller located in the C-Level Mechanical Room. The chiller has a reported nominal cooling capacity of 300-tons and utilizes refrigerant R-134a. Condenser water for the chiller as well as the water-cooled units is provided by a two-cell induced-draft, stainless steel cooling tower located on the main roof. The cooling tower was manufactured by SPX Marley and has a reported total capacity of 500-tons. Chilled water and condenser water flow is maintained by three base-mounted, end suction circulation pumps located in the C Level mechanical room. The two condenser water pumps are each driven by a 50-HP electric motors and the single chilled water pump is driven by a 40-HP electric motor. The condenser water loop is provided with a plate and frame heat exchanger. The condenser water and cooling tower water loops are supplied with chemical treatment and sand filtration systems. The injection and filtration stations are located in the roof top mechanical room.

**AWARDS:** Wired Gold

**LOADING DOCK:** 8:00 am to 6:00 pm Operating Hours

**AMENITIES:** On-Site Management, Bike Storage, Dog Friendly, Messenger Center, Nearby Subways, 24/7 Access.

**TRANSPORTATION:** Near the World Trade Center and Fulton Street Transit Hubs which offer access to the PATH, 2, 3, 4, 5, J, M Subway Lines and NJ Ferries. 44 Wall Street has the advantage of having 6 subway lines within 3 blocks of the property, including the 2 and 3 subway entrance right outside the buildings front door.

