

WELCOME TO  
**810SEVENTH**



# 810SEVENTH

## EXCEPTIONAL VALUE

Next Generation Furnished Pre-Built Units

Amazing Park and River Views

On-Site Conference Facility

New Destination Dispatch Elevators

## EASY COMMUTE

210-Car On-Site Parking Garage

6 Minutes to Port Authority

7 Minutes to Penn Station

10 Minutes to Grand Central

BOMA International Award-Winner

Two-Time Pinnacle Award-Winner



# 810SEVENTH



ELEGANT LOBBY



ICONIC PUBLIC ART

# 810SEVENTH

EVERYWHERE  
FROM HERE

6 MINUTES TO PORT AUTHORITY  
7 MINUTES TO PENN STATION  
10 MINUTES TO GRAND CENTRAL

WALK TO

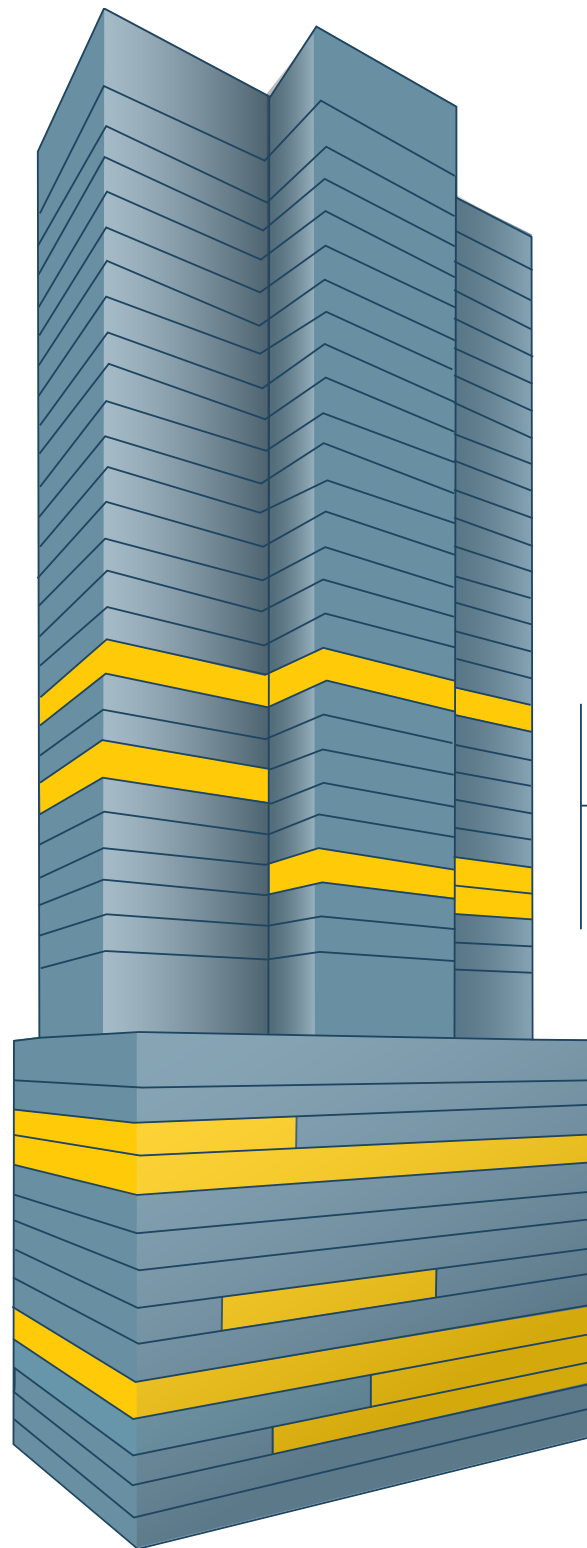
1 2 A C B D N Q R W

SUBWAYS



# STACK PLAN

 Available



## Mid-Rise Floors

|             |            |
|-------------|------------|
| Entire 25:  | 17,320 RSF |
| Partial 22: | 5,317 RSF  |
| Partial 20: | 6,042 RSF  |
| Partial 19: | 8,634 RSF  |

## Base Floors

|            |            |
|------------|------------|
| Partial 11 | 7,112 RSF  |
| Entire 10: | 22,437 RSF |
| Entire 4:  | 22,393 RSF |
| Partial 3: | 9,572 RSF  |
| Partial 2: | 11,202 RSF |





PREBUILT FINISHES  
*Artist Rendering*







**CONFERENCE CENTER**

convene











DISCOVER

# Unrivalled expertise A breathtaking experience



22nd Floor

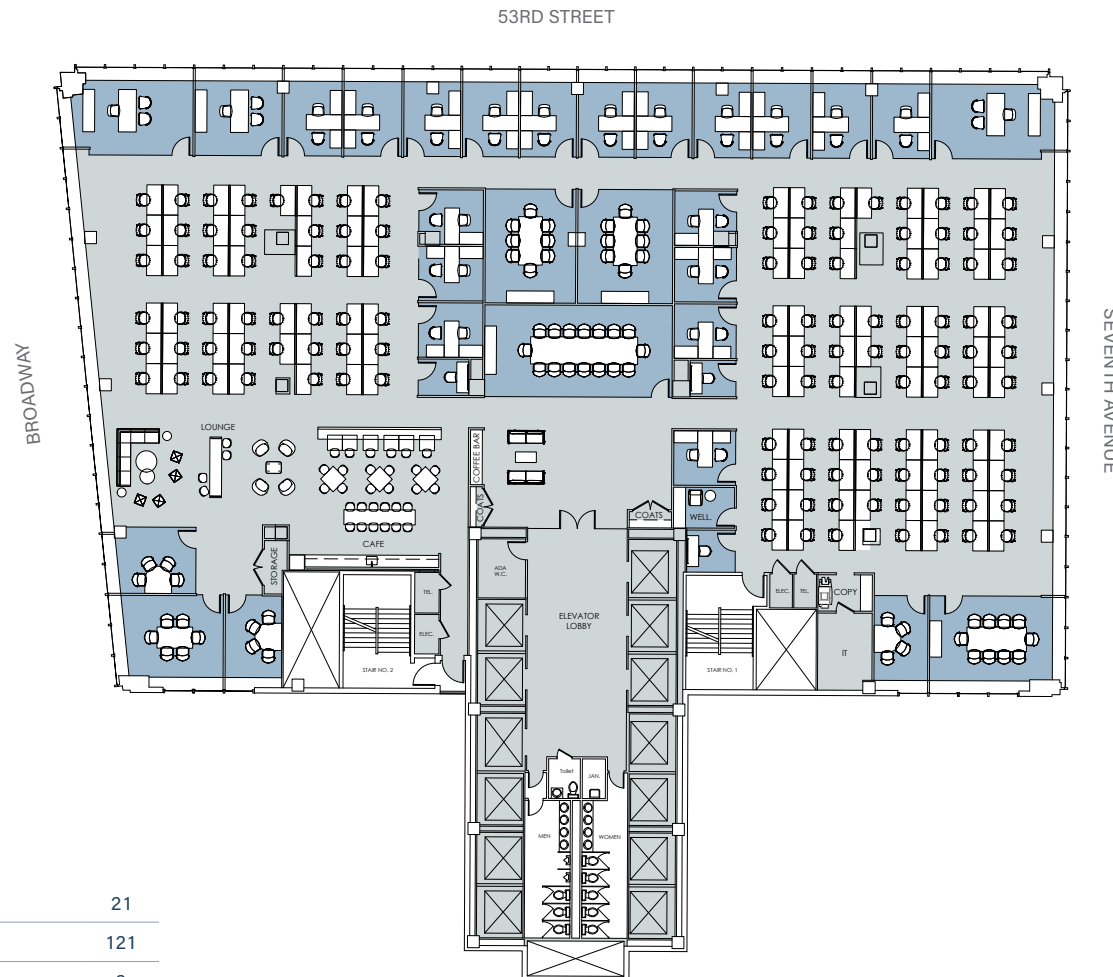


23rd Floor

# 810SEVENTH

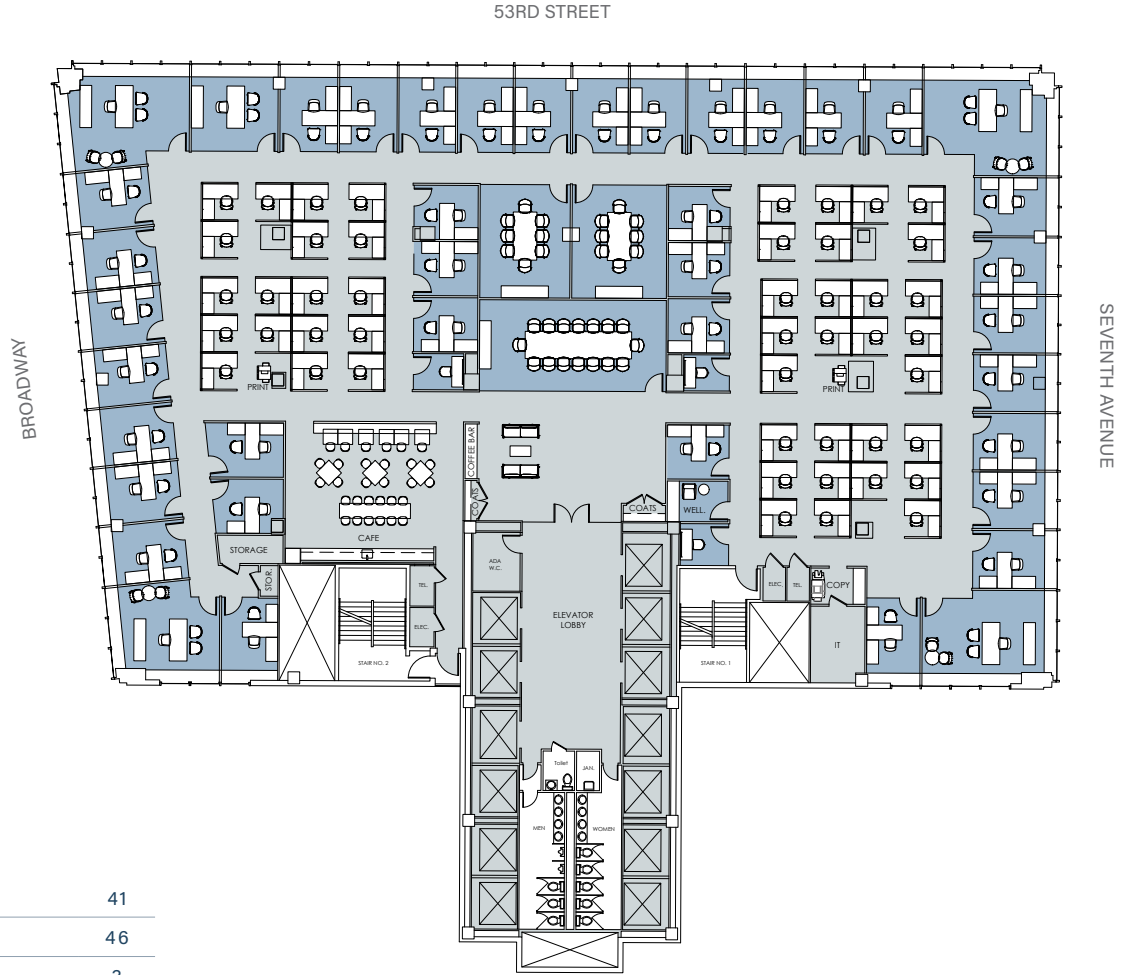
# 10TH FLOOR - 22,437 RSF

## OPEN LAYOUT



### FLOOR KEY

|                 |     |
|-----------------|-----|
| Office          | 21  |
| Workstation     | 121 |
| Conference Room | 8   |
| Phone Room      | 3   |
| Pantry          | 1   |
| Reception       | 1   |
| Total Personnel | 143 |



FLOOR KEY

|                 |    |
|-----------------|----|
| Office          | 41 |
| Workstation     | 46 |
| Conference Room | 3  |
| Phone Room      | 3  |
| Pantry          | 1  |
| Reception       | 1  |
| Total Personnel | 88 |

# 810SEVENTH

## BUILDING SPECIFICATIONS

|                       |                                                                                                                                                                                                                                                                                                                                                                                 |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION              | Bounded by Seventh Avenue & Broadway<br>between 52nd and 53rd Streets                                                                                                                                                                                                                                                                                                           |            | HVAC/SUPPLEMENTAL<br>COOLING | Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers<br>Currently 800 ton condenser water loop for tenant supplemental air of which<br>approx. 400 tons are available<br>Perimeter induction units and interior zone air-handling units<br>HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm                                                                                                               |
| BUILDING SIZE         | 765,000 rsf                                                                                                                                                                                                                                                                                                                                                                     |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| BUILDING HEIGHT       | Forty-one (41) Floors                                                                                                                                                                                                                                                                                                                                                           |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| BUILDING CONSTRUCTION | Conventional reinforced concrete foundation system with<br>steel columns and beams<br>Facade: Glass vision panels with gray mortar aluminum<br>spandrel panels; south facade is brick veneer<br>Lobby: Lobby features travertine walls, floors with chocolate<br>marble inserts, dark bamboo<br>ceiling and wall panel accents and new elevator cabs with<br>matching materials |            | ELECTRIC                     | Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets<br>located on each floor<br>Up to six (6) watts per sqft for tenant use                                                                                                                                                                                                                                                                                          |
|                       |                                                                                                                                                                                                                                                                                                                                                                                 |            | LIFE/SAFETY                  | Addressable Class E System; Building is fully sprinklered<br>Emergency generator backs up all life-safety systems                                                                                                                                                                                                                                                                                                                             |
|                       |                                                                                                                                                                                                                                                                                                                                                                                 |            | SECURITY/ACCESS              | The building security desk is manned 24 hours a day, 7 days a week<br>Turnstiles with access cards for tenants in the lobby and messenger service<br>CCTV surveillance in public areas and turnstile entry controls/ground floor<br>elevator lobby                                                                                                                                                                                            |
| ARCHITECT             | Kahn & Jacobs                                                                                                                                                                                                                                                                                                                                                                   |            | TELECOM/CABLE                | Verizon, AT&T, Pilot Fiber, Cogent, Crown Castle, Zayo, Spectrum, Century Link<br>Wired Certified Platinum<br>DAS for enhanced cell phone service                                                                                                                                                                                                                                                                                             |
| FLOOR LAYOUT          | Side core                                                                                                                                                                                                                                                                                                                                                                       |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| FLOOR SIZES           | Floors 2-14                                                                                                                                                                                                                                                                                                                                                                     | 22,437 rsf |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                       | Floors 17-41                                                                                                                                                                                                                                                                                                                                                                    | 17,320 rsf |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| FLOOR LOADS           | 50-100 lbs per sf                                                                                                                                                                                                                                                                                                                                                               |            | TRANSPORTATION               | Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops                                                                                                                                                                                                                                                                                                                                                                        |
| TYPICAL SLAB HEIGHTS  | 11'8"                                                                                                                                                                                                                                                                                                                                                                           |            | AMENITIES                    | Conference Center<br>200-car garage located in building<br>Direct access to on-site parking garage                                                                                                                                                                                                                                                                                                                                            |
| COLUMN SPACING        | 21' to 26'                                                                                                                                                                                                                                                                                                                                                                      |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ELEVATORS             | Twelve (12) Destination dispatch passenger elevators<br>Freight Elevators: One (1) manually operated freight elevator<br>Freight entrance on 52nd Street<br>Five (5) elevators serve floors 1 - 14<br>Seven (7) elevators serve floors 17 - 41<br>One (1) freight elevator serves floors C - 42                                                                                 |            | BUILDING<br>PERFORMANCE      |      |