

114 West 47th Street

Completed: 1989

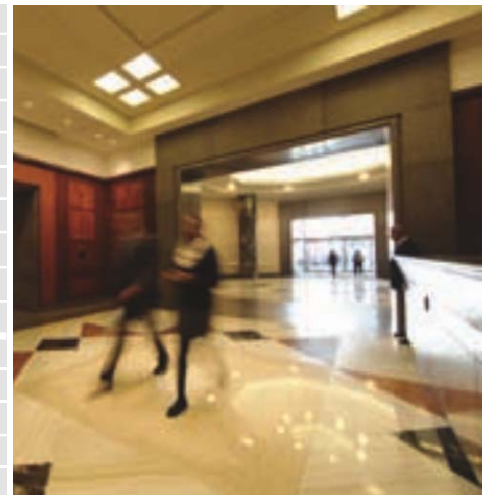
Architect: Fox & Fowle

Stories: 26

Building Area: 658,0000

Major Tenants: Bank of America
Private Wealth Management.

On the south side of W. 47th Street between Sixth and Seventh Avenues, 114 West 47th Street is strategically situated on Corporate Row just southwest of Rockefeller Center. Featuring a Caledonia granite and iron-spot brick façade, this building also boasts a lobby rotunda of Black Laguna marble and mahogany paneling, a conference center, and enhanced security.



Durst.org

One Bryant Park
New York, NY 10036

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114 West 47th Street

SPECIFICATIONS

Design and Construction

Architect: Fox & Fowle (1989)

Lobby: The impressive two-story entrance has marble-and-granite flooring, walls with mahogany paneling and Black Laguna columns.

Building Height: 350 feet

Stories: 26

Slab Height: 12 feet, 9 inches

Floor Plates:

Low: approx. 32,000 sf

Mid: approx. 27,500 sf

High: approx. 20,000 sf

Heating, Ventilation and Air Conditioning

The building utilizes a variable air-volume HVAC system, in which the zone controls are monitored by a fully computerized Siemens Energy Management System to ensure uniform levels of comfort throughout.

Base Building and Life Safety

Since 2006, The Durst Organization has had the only First-Responder In-Building Communications System that enables first responders (FDNY, EMS, and NYPD) to communicate within the building. Under the control of the respective responder agency (FDNY controls FDNY, etc.), the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation.

Telecommunications

The property has a complete state-of-the-art telecommunications system for communication between and among building management, building services, engineers, and security. Wireless services are provided by one or more carriers, depending on the tenant requirements and carrier participation. Telecommunications are being constantly updated and modernized. Time Warner Cable provides cable TV, and Rainbow Broadband provides wireless high-speed Internet and telephone; the building has T-3 availability.

Electrical System

Con Edison delivers electrical power to the building via a second contingent, 277/480V, spot network located in the sidewalk vault. The service is made up of the three 3,200-amp service take-offs, which feed the building's service switchgear. One of the take-offs is dedicated to the major tenant and direct-metered by Con Edison. Power is then distributed via bus duct risers, and pipe and wire sub-feeders throughout the building. 10% of the total energy utilized by the building consists of wind power, which is purchased from a third-party energy supplier. The building's electrical distribution system is continuously maintained in accordance with national testing standards and applicable codes to provide the highest level of reliability. It is equipped with a sophisticated, web-enabled electrical metering system, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

Security

Electronic Security Systems provide security for the building, proximity key cards for all tenants, and CCTV cameras. The lobby is staffed by licensed security personnel 24/7. All buildings are centrally monitored from our security control command center.

Cleaning

High-caliber green cleaning is provided, which helps tenants to achieve and maintain optimal efficiency and professionalism. Our recycling program ensures an environmentally responsible workplace in keeping with The Durst Organization's corporate philosophy.

Area Amenities

Several high-end restaurants, including Del Frisco's, Koi, db Bistro Moderne, Sea Grill, Le Bernadin, The Modern, 21 Club, Aureole, and Bond 45

A number of hotels, such as The Algonquin, The Royalton, Sofitel, and New York Hilton

Prestigious clubs, including The Harvard Club, The Princeton Club, The University Club, The Century Club, and New York Yacht Club

A variety of other destinations, including Bryant Park, The New York Public Library, Times Square, Museum of Modern Art, and Radio City Music Hall

Transportation:

Subways: A, C, E, B, D, F, M, N, R, 1, 2, 3, 7, S
Grand Central Terminal

Port Authority Bus Terminal

Corporate Neighbors: Condé Nast Publications, HBO, MetLife, NewsCorp, UBS, Morgan Stanley, Barclays Capital, GE, White & Case LLP



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