

Four Times Square

Completed: 1999

Architect: Fox & Fowle

Stories: 48

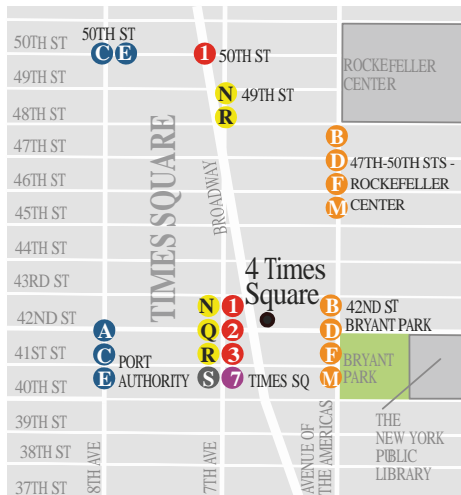
Total Square Feet: 1,800,000

Major Tenants:

Office: Condé Nast Publications;
Skadden, Arps, Slate, Meagher & Flom LLP.

Retail: NASDAQ MarketSite,
Duane Reade.

Recognized as the nation's first green skyscraper, this eclectic postmodern tower represents the crowning moment in the revitalization of Times Square. Also known as The Condé Nast Building, Four Times Square stands in the heart of Times Square, topped with major television/radio/cellular antennas. It was the first project of its size to adopt standards for energy efficiency, indoor ecology, sustainable materials, and responsible construction.



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Four Times Square

SPECIFICATIONS

Design and Construction

Architect: Fox & Fowle (1999)

Lobby: A dramatic through-block lobby featuring a soaring two-story entrance on 42nd Street with marble finishes throughout, a rotating art show, a newsstand, and turnstiles.

Building Height: 1,120 (to top of spire); 734 feet (to top of steel)

Stories: 48

Slab Height: 13 feet, 3 inches

Floor Plates:

Low: approx. 47,000 – 55,000 sf

Mid: approx. 37,200 – 40,600 sf

High: approx. 31,250 – 33,700 sf

Heating, Ventilation and Air Conditioning

Heating is conducted through Trane Horizon double-stage, direct gas-fired absorbers. Hot water is supplied to the perimeter radiator units on each floor. Air conditioning is provided by a chilled-water system with individual air-handling units located on each floor. There are four cooling towers with a total capacity of 6,928 tons, of which 2,100 tons are available for tenants' supplementary cooling systems. Comfort cooling is provided for tenants 365 days a year; critical cooling is provided for the radio and TV broadcasting tenants. Thermostats control the interior zones.

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.

Sustainable Building Features

The building includes energy-efficient lighting, chutes for recyclable waste, integrated photovoltaic (PV) panels, natural gas-powered

absorption chillers/headers, high-performance windows, fuel cells, 85% filtered air for improved indoor air quality. The building earned an ENERGY STAR® rating three consecutive years.

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. RCN and Cogent provide wired high-speed Internet 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 cellar level sidewalk vault. The service consists of the six 3,200-amp service take-offs, which serve the building's service switchgear. Power is distributed to tenant floors via multiple bus duct rises while the distribution to the major mechanical loads is accomplished via pipe and wire risers. 10% of the total energy utilized by the building consists of wind power, which is purchased from a third-party energy supplier. Photovoltaic cells are integrated into the upper portion of the southern curtain wall and are connected to the buildings electrical system via an inverter system with reverse power relay protection. The photovoltaic array supplies approximately 4,000 kWh per year of energy to the building. 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 achieve and maintain optimal efficiency and professionalism. Our recycling program ensures an environmentally responsible workplace in keeping with The Durst Organization's corporate philosophy.

Messenger Center

The building has a separate messenger center, which directs daily packages, food deliveries, and delivery personnel to a secure location separate from the building lobby.

Area Amenities

Several high-end restaurants, including Aureole, Bryant Park Grill & Café, Koi, db Bistro Moderne, and Osteria al Doge

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

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

A variety of other destinations, including Bryant Park, The New York Public Library, 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: Bank of America, HBO, MetLife, NewsCorp, White & Case LLP



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