

# One Bryant Park

**Completed:** 2010

**Architect:** Cook + Fox

**Stories:** 55

(1-51 tenant floors;  
52-55 mechanical space)

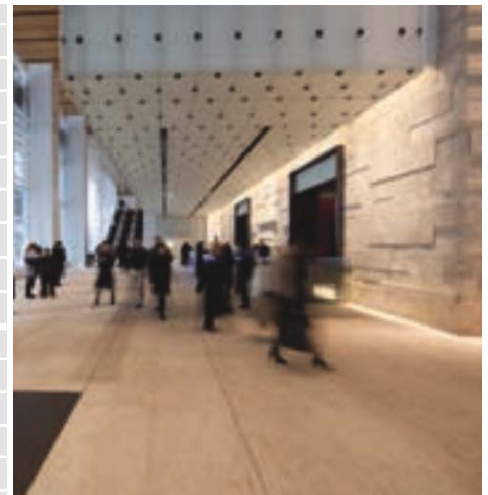
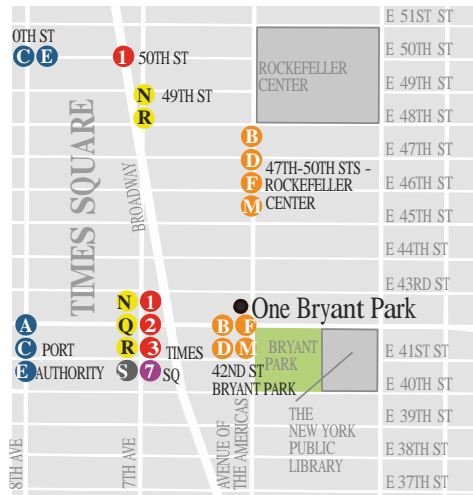
**Total Square Feet:** 2,354,000

**Major Tenants:**

**Office:** Bank of America,  
The Durst Organization Inc.

**Retail:** Charlie Palmer's Aureole  
restaurant.

Setting a new standard in sustainable commercial construction, Bank of America Tower at One Bryant Park is the newest addition to The Durst Organization's portfolio, and ranks among the most environmentally advanced skyscrapers in the world. This LEED® Platinum landmark, a 2.1-million-square-foot, 51-story office tower, houses Bank of America's global corporate and investment banking, wealth and investment management, and consumer and commercial banking businesses. It is also The Durst Organization's corporate headquarters.



**Durst.org**

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# One Bryant Park

## SPECIFICATIONS

### Design and Construction

**Architect:** Cook + Fox (2010)

**Lobby:** One Bryant Park's lobby is a blend of simplicity, beauty, and urbanity. The light-flooded public lobby stretches from W. 42nd to W. 43rd streets along Sixth Avenue and features a wall of polished Jerusalem limestone, a granite floor, and bamboo ceiling panels. The 40-foot-high space has glass cable-net walls that provide spectacular views of Bryant Park and weave the lobby into the urban fabric of the famous intersection outside. Paneled in leather tiles with warm accent lights, the private lobby projects the intimacy and luxury of the world's finest office address.

**Building Height:** 1,198 feet (to top of spire); 945 feet (to top of screen wall)

**Stories:** 51

**Slab Height:** 14 feet, 6 inches (floors 10–51); 17 feet, 3 inches to 22 feet, 3 inches (variable from ground to 9th floors)

**Building Area:** 2,100,000

#### Floor Plates:

Low: approx. 68,000–90,000 sf  
Mid: approx. 42,100–43,600 sf  
High: approx. 30,000–41,000 sf

### Heating, Ventilation and Air Conditioning

Heating is provided via Con Edison/Cogeneration steam that is supplied by shell and tube heat exchangers, which heats hot water and is then pumped through perimeter fin-tube radiation units. The air conditioning system consists of centrifugal electric drive refrigeration machines with capacities of 1200, 1000, 800, and 600 tons, one of which provides chilled water to support the ice chiller plant. Condenser water is supplied from 5 base building cooling towers to the refrigeration machines located in the ice chiller plant. A 4.6MW, 13.8kV natural gas turbine generator supplies power to the Con Edison electrical distribution network. Heating and cooling of the lobby is accomplished via a radiant floor system that distributes hot/chilled water through coils located beneath the stone floor. The building is capable of providing comfort cooling / heating for tenants 365 days a year.

### 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. This is the most advanced system of its kind in America.

### Sustainable Building Features

One of the most environmentally responsible high-rise office buildings in the world, One Bryant Park includes numerous features designed for greater water efficiency, higher indoor air quality, and overall energy conservation.

- First high-rise to achieve LEED Platinum certification
- Storm-water contribution reduced by 95%
- State-of-the-art, on-site co-generation plant provides 4.6 megawatts of clean, efficient power
- Gray-water system captures and re-uses rainwater, saving millions of gallons of water annually
- Waterless urinals and low-flow fixtures greatly decrease the use of water
- Thermal storage system at cellar level produces ice in the evening when electricity rates are lowest to reduce daytime peak-demand loads on the city

### 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 throughout the building by AT&T, Sprint, T-Mobile, and Verizon. Telecommunications are being constantly updated and modernized. Direct TV provides satellite TV, and Cogent provides wired high-speed Internet. The building has T-3 availability. Dish Network is also available.

### Electrical System

Con Edison delivers electrical power to the building via two second contingent, 277/480V, spot networks (one located in the C1 level sidewalk vault and the other located interior to the building on the 7th floor). The C1 level service is made up of the six 3,200-amp service take-offs (four dedicated to serving the major tenant's service switchgear and two that serve the building's service switchgear). The 7th-floor interior service is made up of the five 3,200-amp service take-offs (two dedicated to serving the major tenant's service switchgear and three that serve the building's service switchgear). Power is distributed to tenant floors via multiple bus duct risers while the distribution to the major mechanical loads is accomplished via pipe and wire risers. All feeders and risers are oversized to limit the voltage drop to a maximum of 2% in

accordance with LEED requirements. 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 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 Bryant Park Grill & Café, Koi, db Bistro Moderne, and Osteria al Doge

A number of hotels, such as The Algonquin, The Royalton, Sofitel, and the New York Marriott Marquis

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:** HBO, MetLife, NewsCorp, White & Case LLP



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