

# BUILDING SPECIFICATIONS



HUDSON RESEARCH CENTER  
619 WEST 54TH STREET

## ADDRESS

619 West 54th Street, New York, NY 10019

## BUILT

1930

## STRUCTURE

Steel column with cast-in-place concrete slab

## FACADE

Brick and masonry

## CEILING HEIGHTS (BEAM FREE)

Ground Floor: 16' | 2nd - 9th Floors: 11'4" | 10th Floor: 11'6"

## COLUMN SPACING

20' on center

## FLOOR LOADS

Ground, 2nd & 3rd floors: 250lbs PSF

4th -10th floors: 150lbs PSF

## ELEVATORS

All floors : (3) passenger cars & (1) freight service  
(1) dedicated passenger car services certain existing tenants

## SPRINKLER

Fully sprinklered

## FIRE SAFETY

Class E (installed 2013)

## SECURITY

Staffed lobby desk

## TELECOM

WiredScore Certified Gold, Verizon, Time Warner, Rainbow Broadband

## GENERATOR CAPACITY

1 MW of Emergency Power

## LOADING

Base building loading docks and freight elevator

# LAB SPECIFICATIONS



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## GENERATOR CAPACITY

1 MW of Emergency Power

## ELECTRICAL CAPACITY

Up to 25 watts per SF

## LOADING

Base building loading docks and freight elevator

## HVAC

Rooftop chiller plant and AHUs on tenant floors designed to wet lab specifications.  
Base building exhaust fans and risers serving tenant floors

## DEDICATED TENANT SYSTEMS

Shaft and roof space available for tenant dedicated units

## PH NEUTRALIZATION

Base building pH neutralization system in basement.

## GAS STORAGE + DISTRIBUTION

Access to base building natural gas service to feed tenant lab space.  
Basement space available for storage of in-building gas tanks

# AMENITIES OVERVIEW



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## **PARKING**

Available on-site gated parking lot

## **BIKE ROOM**

Includes showers

## **STORAGE**

Storage & Tenant mechanical spaces available

## **VIEWS**

Breathtaking park and river views

## **NATURAL LIGHT**

Large windows on 3 sides of building flood floors with light

## **ROOF AMENITY**

Plans for future roof deck