

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

Chiller plant and AHUs on the roof 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

GROUND FLOOR

Flex amenity space