

135 W 50 

Efficient & Flexible

135 W 50th Street is designed to facilitate the flow of ideas and inspire creativity in everyday work. Airy, open spaces reinvigorate the modern office building and offer easily customizable options for companies of all types.

- 925,000 RSF
- 24 stories
- Open and efficient floor plates
- Full-floor blocks that could serve as a “building within a building” for the right tenant
- Floors range from 12,000 to 63,000 RSF with flexible layouts

Specifications

Building Management:

- George Comfort & Sons, Inc.

Number of Floors:

- 24 Floors

Year Constructed:

- 1963

On-Site Parking:

- 209 Car Garage

Construction:

- The property’s framing and slabs are made of reinforced concrete.
- The façade is composed of an aluminum-framed curtain wall system with projecting vertical mullion covers. The west façade and north-facing courtyard façade are a brick veneer.

Elevators:

- 15 Passenger with Destination Dispatch; 1 Freight

Office Tenants:

- Mazars USA LLP, Volunteers of America – Greater New York, Inc., Jewish Board & Industrious

Retail Tenants:

- Urbanspace, Bobby Van’s, Little Beet, Meltshop & Men’s Wearhouse

Transportation Access:

- One half block to Rockefeller Center concourse with access to the M, F, D and B trains; one block from the 1 train stop at 50th Street; two blocks from the E and C trains at 50th Street; one half block from the N and R stop at 49th Street.

Main Electrical:

- 277/460 Volt Service from (3) ConEd services fed by a network of transformers totaling 10,000 amps; 6 watts per usable square foot available for tenants.

Life Safety:

- Class E System.
- Full coverage sprinkler system.
- The building features a 2,000 KVA life safety generator with spare capacity for tenant stand by loads.

Mechanical Details:

- Heating - The tenant spaces are primarily heated through a steam coil in each base building fan.
- Each floor has a perimeter hot water loop.
- The hot water is heated by steam in a shell and tube heat exchanger.
- Cooling - Three Carrier electric centrifugal chillers located in the cellar engine room (500, 800, 1200 tons).
- The chillers provide chilled water to central fans.
- The main cooling tower located on the 22nd floor roof is a Phillips open circuit induced draft tower with axial fans and has 4 cells.
- The building also features a tenant dedicated cooling tower for tenant 24/7 loads and supplemental loads.

Building Security:

- 24/7 attended lobby; State-of-the-art security system with hands free check-in; card access control by passenger elevators after hours; CCTV cameras in main lobby and passenger elevators.

Sustainability and Connectivity:

- LEED Certified Gold
- Wired Certified Platinum
- Energy Star Rated
- DAS Coming Soon