

Building Specs

Efficient & Flexible

Building Management:
George Comfort & Sons, Inc.

Year Constructed:
1963/2020 renovated

Number of Floors:
23 Floors

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.

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.

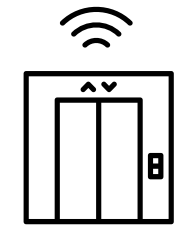
Building Security:

24/7 attended lobby with turnstiles; 24/7 automated security system; card access control by passenger elevators after hours; CCTV cameras in main lobby and passenger elevators.

Health & Safety

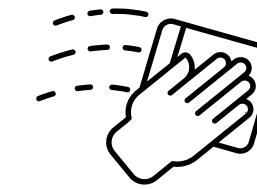
Comfort First

At 135W50, we have implemented a series of safety measures to mitigate the spread of COVID-19 and also to promote health and wellness in the office — now and in the future.



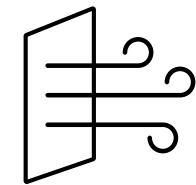
Destination Dispatch Elevators

installed with turnstile integrated HID Bluetooth Readers to read badges for a touchless entry experience



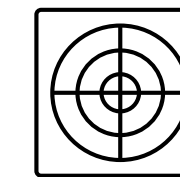
Increased Cleaning Personnel

to disinfect all high touch points at all hours



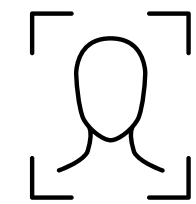
Upgraded Merv 13 Air Filters

with ratings that are at or above ASHRAE/ CDC recommendation



Upgraded Toilet Exhaust

to promote better air circulation within confined bathroom stalls



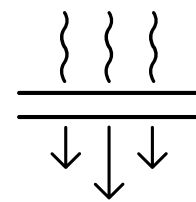
Facial Recognition Turnstiles

with StoneLock Facial biometric readers for a contactless entry



Electrostatic Spraying

of lobby and all high touch points throughout the property



Increased Fresh Air Intake

by flushing building with 100% outside air whenever possible



Touchless Fixtures

in all bathrooms



Wave Sensors

mounted on property entry doors