

BIG WINDOWS. BIG FLOORS. BIG IDEAS.

787
ELEVENTH AVE

BUILDING SPECIFICATIONS

HVAC

- Two cell induced draft cooling towers with pumps and heat exchangers
- Two high efficiency gas fired hot water boilers for space heating
- Central Building Management and Control System
- Two water cooled DX air conditioning units per floor
- Overhead heating system to be provided by tenant; hot water will be provided by Landlord
- Toilet exhaust system for core toilets
- Heated, cooled and filtered outside air system for ventilation

ELECTRICAL

- 120/208 volt electrical service in cellar provided by Coned
- Two electrical closets per floor
- 10 watts of connected load per usf for lighting, receptacles and HVAC equipment

EMERGENCY POWER

- 500 KW oil-fired roof emergency generator for life safety

LIFE SAFETY

- Fully sprinklered building with "wet" fire standpipes
- Addressable automatic Fire Alarm System

PLUMBING

- Plumbing Systems for core toilets

ELEVATORS

- 4 passenger elevators serving L-Roof, 2 of which serve B-Roof; 4,000 lbs capacity
- 1 freight elevator serving B-Roof; 6,000 lbs capacity

FLOOR 8

TEST FIT—TAMI

59,636 TOTAL RSF

SEATING

Workstation	304
Office	8
Total Occupancy	312







COLLABORATIVE

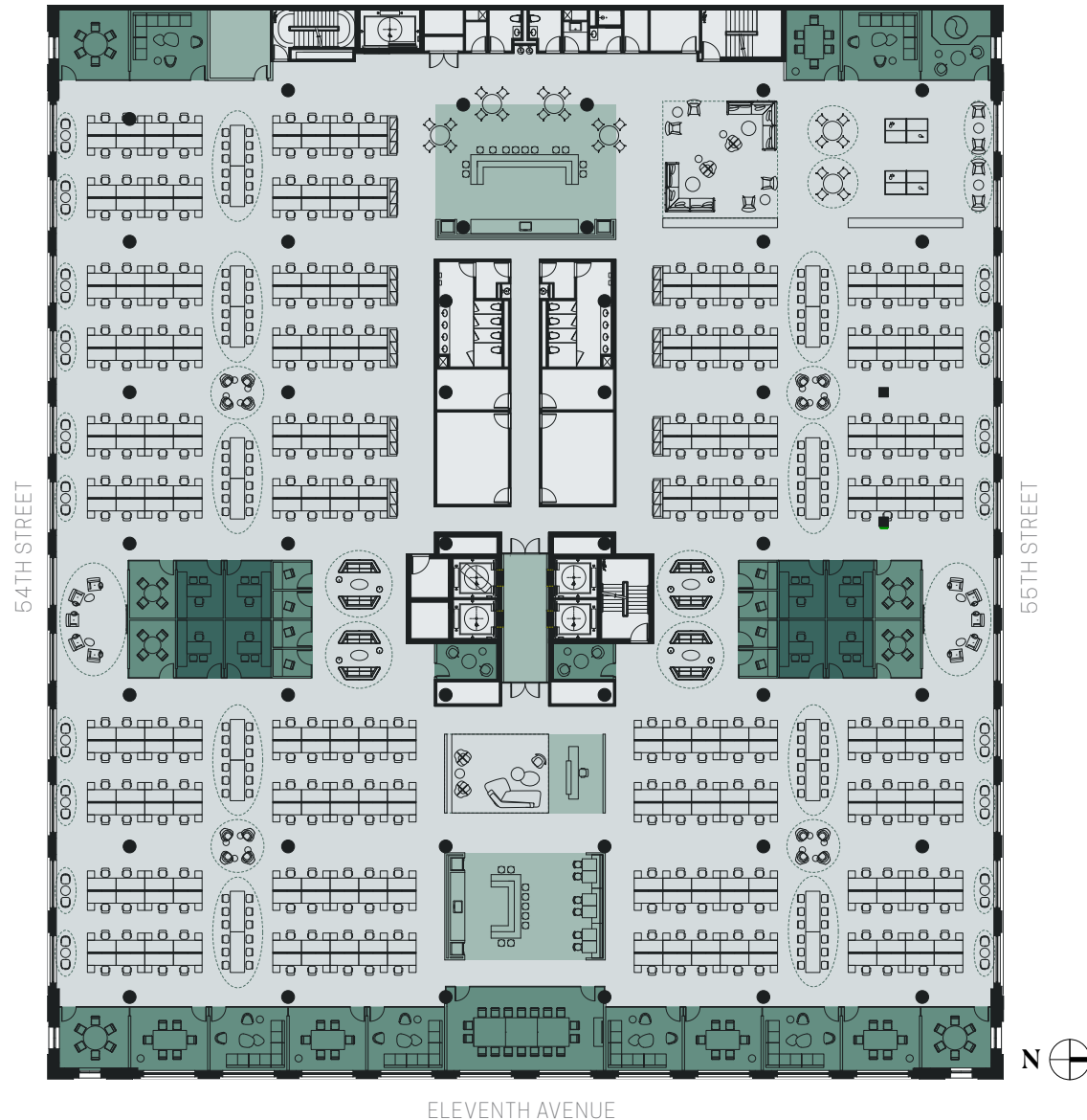
Enclosed Conference	156
Open Collaboration	260
Total Collaboration	416

RATIOS

Workstation : Office	97% : 3%
Workplace : Collab.	0.8 : 1

KEY

 Office	 Support
 Enclosed Conference	 Core
 Open Collaboration	 Circulation



FLOOR 8

TEST FIT—FINANCIAL

787
ELEVENTH AVE

59,636 TOTAL RSF

SEATING

Workstation	348
Office	31
Total Occupancy	379







COLLABORATIVE

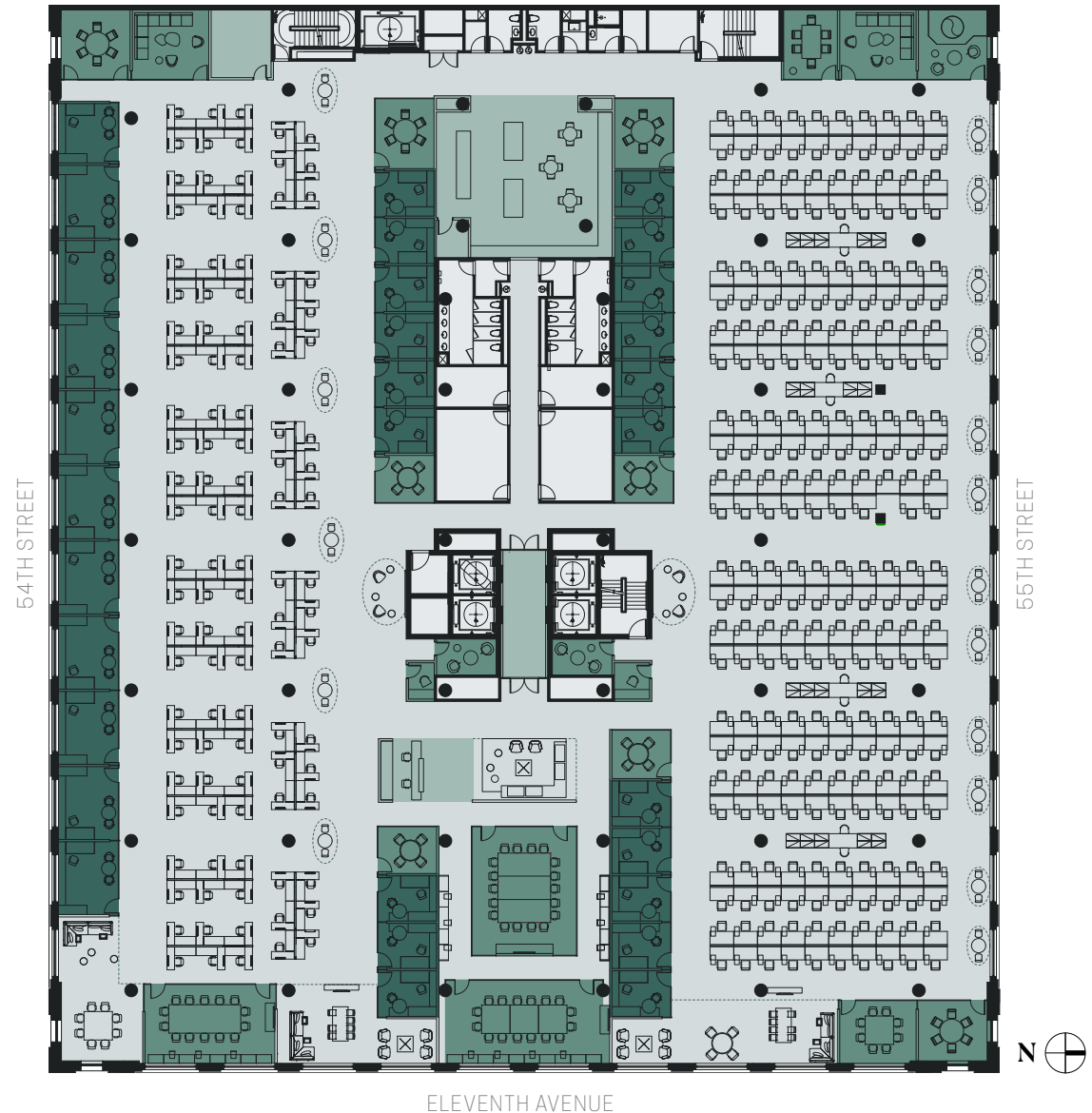
Enclosed Conference	132
Open Collaboration	92
Total Collaboration	224

RATIOS

Workstation : Office	92% : 8%
Workplace : Collab.	1.7 : 1

KEY

 Office	 Support
 Enclosed Conference	 Core
 Open Collaboration	 Circulation



FLOOR 8

TEST FIT—TECH

787
ELEVENTH AVE

59,636 TOTAL RSF

SEATING

Workstation	380
Hot Seats	60
Office	0
Reception	0
Total Occupancy	440







COLLABORATIVE

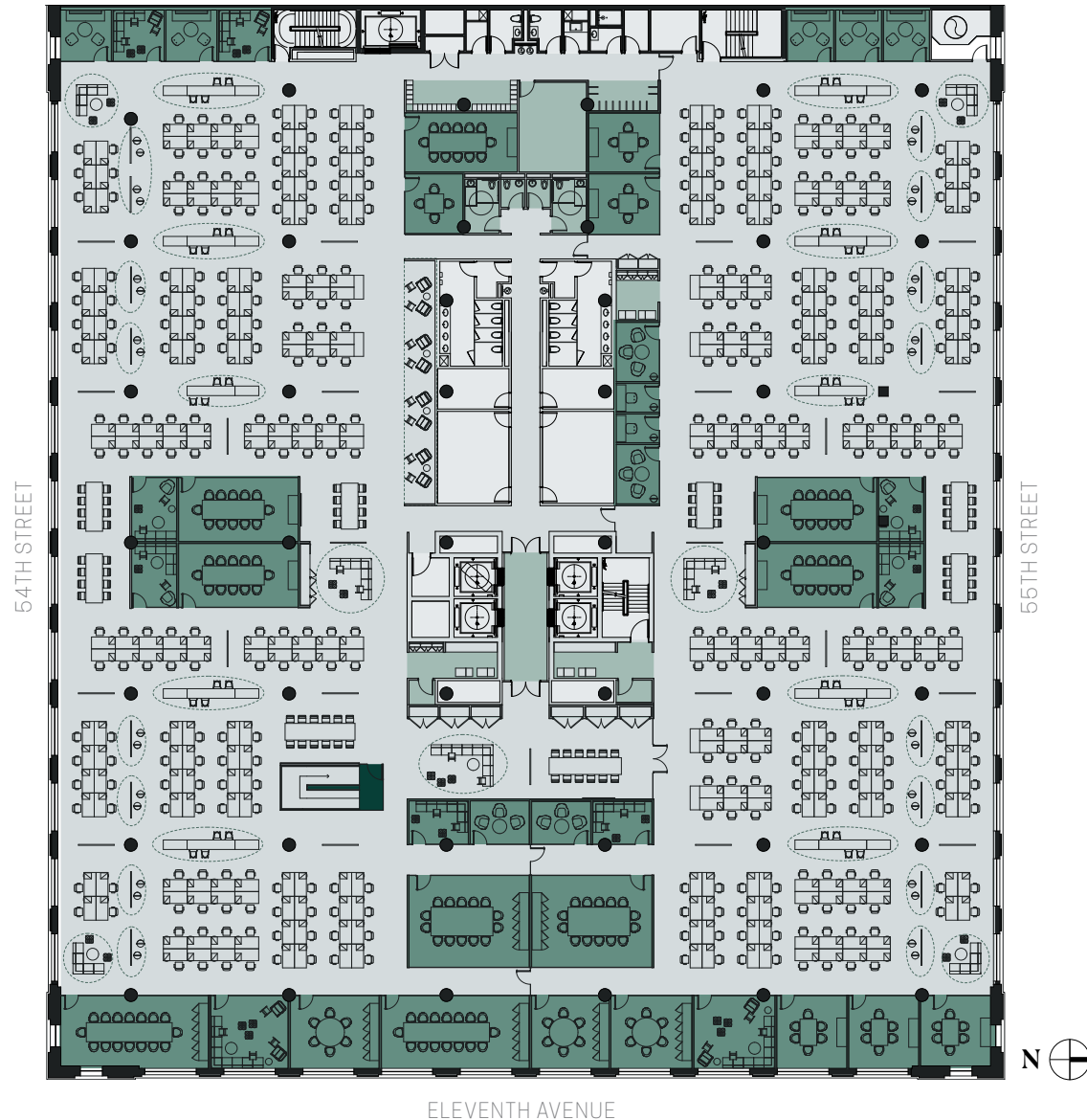
Enclosed Conference	245
Open Collaboration	124
Total Collaboration	369

RATIOS

Workstation : Office	1 : 0
Workplace : Collab.	1.1 : 1

KEY

 Enclosed Conference	 Support
 Open Collaboration	 Core
 Amenity	 Workplace & Circulation

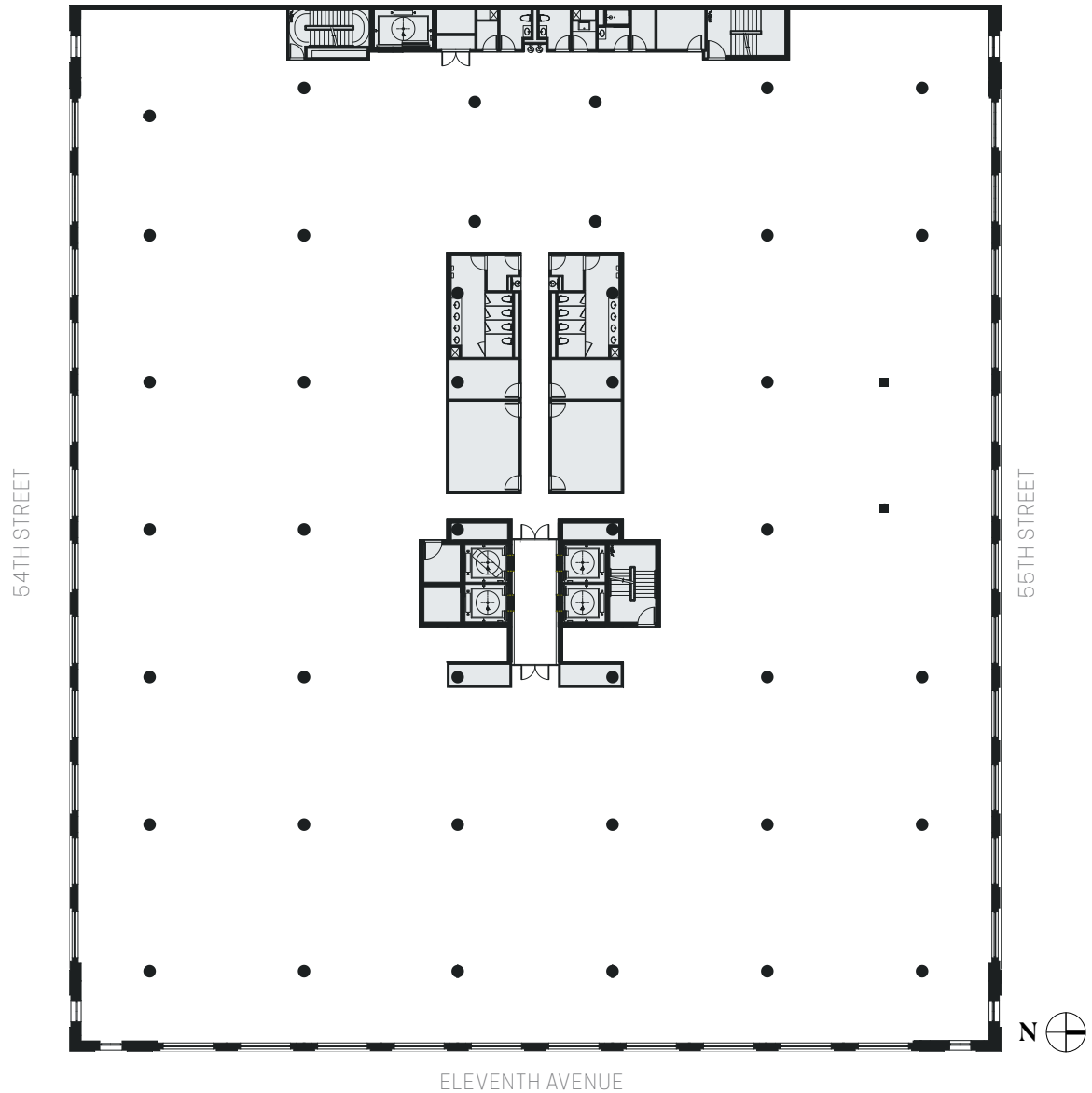


FLOOR 8

CORE & SHELL PLAN

787
ELEVENTH AVE

59,636 TOTAL RSF



FLOOR 10

TEST FIT—TECH

787
ELEVENTH AVE

13,969 TOTAL RSF

SEATING

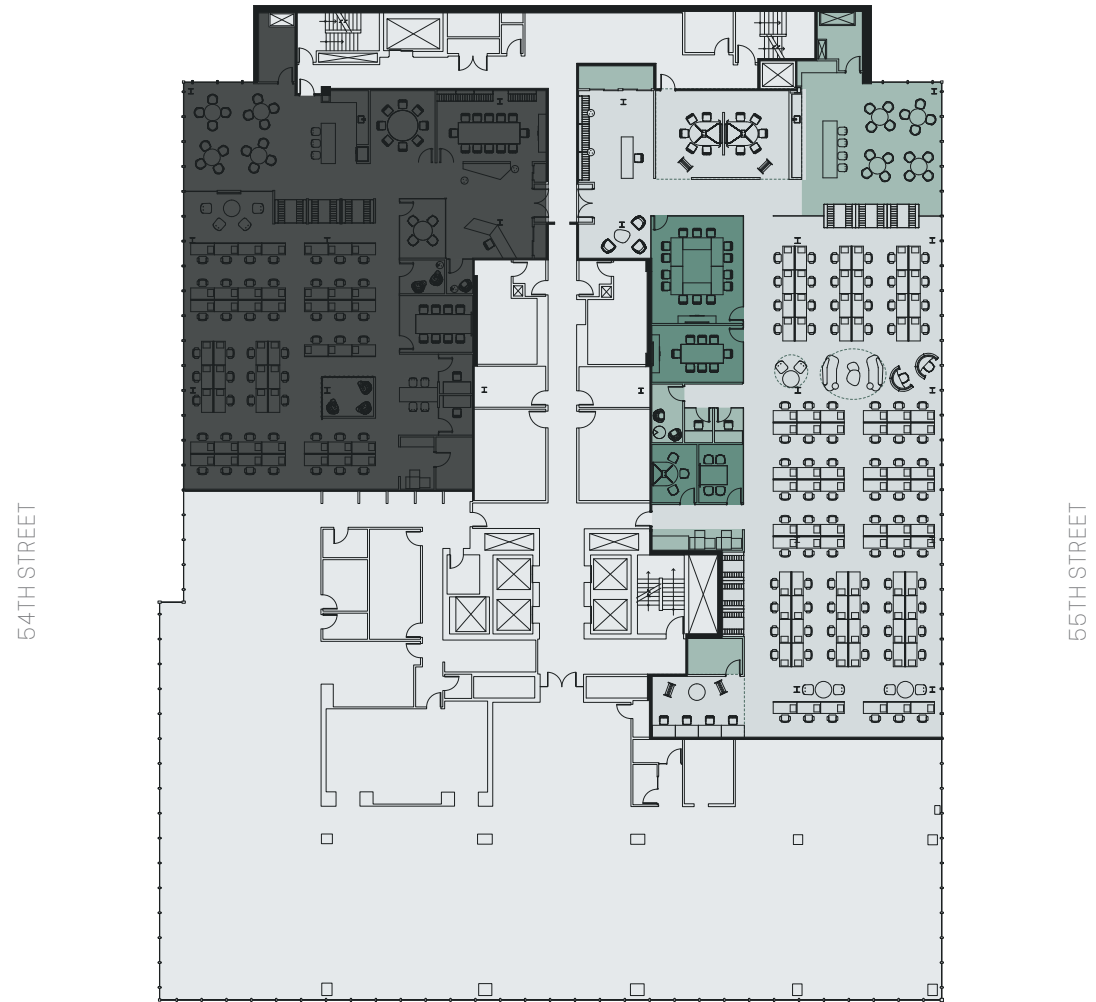
Workstation	90
Reception	1
Total Occupancy	91

COLLABORATIVE

Enclosed Conference	29
Open Collaboration	48
Phone	4
Total Collaboration	81

RATIOS

Conf. Room Seat to Persons	1 : 3.1
Open Colab Seat to Persons	1 : 1.9



KEY

Office	Support
Enclosed Conference	Core
Open Collaboration	Circulation

ELEVENTH AVENUE



FLOOR 10

TEST FIT—OFFICE

13,969 TOTAL RSF

SEATING

Workstation	48
Office	7
Reception	1
Total Occupancy	56

COLLABORATIVE

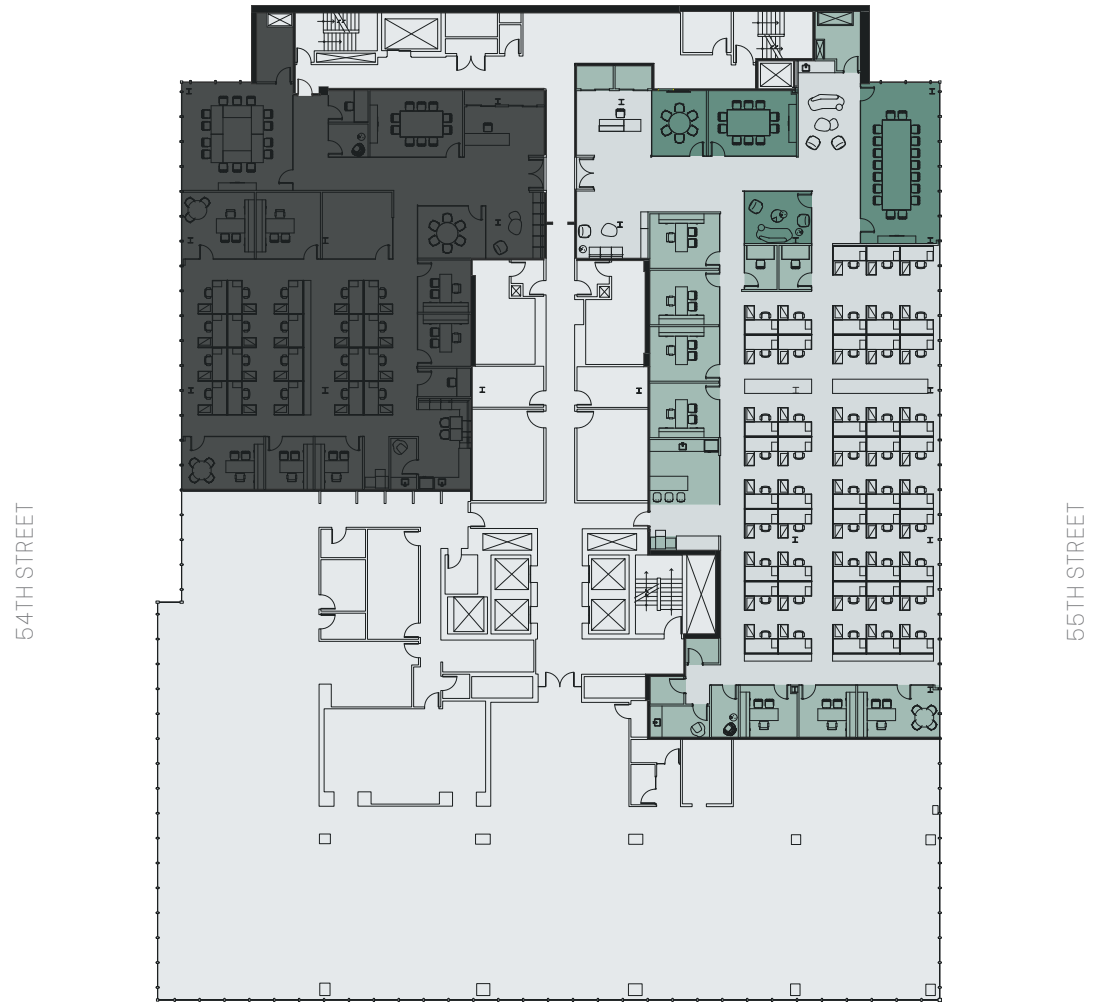
Enclosed Conference	38
Open Collaboration	4
Phone	3
Total Collaboration	45

RATIOS

Office to Workstation	1 : 6.9
Conf. Room Seat to Persons	1 : 1.5
Open Colab Seat to Persons	1 : 14

KEY

Office	Support
Enclosed Conference	Core
Open Collaboration	Circulation



ELEVENTH AVENUE

