

BUILDING FEATURES

BUILDING OFFICE AREA

- 3 Million RSF

HEIGHT

- 1,776

LOBBY

- 55 foot high ceiling
- Three street level entrances
- Direct below grade weather enclosed entry to WTC transit hub. The WTC transit hub has 450,000 sf of on-site retail and restaurant services.
- Separate entrance, lobby and express elevators for observation deck patrons.
- Multiple staffed lobby desks
- 24x7x365 access and secure entry
- Opportunity for major tenant lobby identification

TOTAL FLOORS

- 104 (above grade)
- 5 (below grade)

OFFICE FLOORS

- 71 (floors 20-90)

FLOOR SIZES

- Range from 48,473 rsf – 20th floor to 31,722 rsf – 90th floor

FLOOR TO FLOOR HEIGHTS

- Floors 20-87 – 13' 4"
- Floor 88 – 14' 4"
- Floor 89 – 12'-10" to 23' 0"
- Floor 90 – 21' 0"

FINISHED CEILING HEIGHTS

- 9' 0" minimum

INTERIOR COLUMNS

- None

CORE

- Center core
- Limited core penetrations with central core access for all washrooms and building service closets

EXTERIOR WALL

- 13' 4" insulated clear glass
- 30' typical perimeter column spacing
- 5' typical mullion spacing

PASSENGER ELEVATORS

- 54 High Speed Passenger Cars
- 3,500 lb rated capacity

Destination Dispatch

"A" Bank – 5 cars; Floors 1, 20-35
"B" Bank – 5 cars; Floors 1, 20-35
"C" Bank – 5 cars; Floors 1, 36-44
"D" Bank – 5 cars; Floors 1, 43-49
"E" Bank – 5 cars; Floors 1, 50-55
"F" Bank – 5 cars; Floors 1, 56-63
"G" Bank – 10 cars; Floors 1, 64(Sky Lobby)
"H" Bank – 7 cars; Floors 64-76
"I" Bank – 7 cars; Floors 64, 77-90

Transfer floors

35, 42, 49, 56, 64 and 76

FREIGHT ELEVATORS

- 5 Freight Service Elevators

Capacity:

2 cars – 4,000 lbs

2 cars – 6,000 lbs

1 car – 10,000 lbs

DELIVERY SERVICES

- World Trade Center Vehicle Security Center provides a centralized screened entrance for all site-wide deliveries with direct access to One WTC via a controlled underground access road.
- One WTC loading docks - 13
- Interim loading docks - 5(through 2016/7)

ELECTRICITY

- Electricity provided via four (4) diverse medium voltage (13.8kV) service entrances serving eight (8) Power Distribution Centers (PDC's). Eight (8) medium voltage (13.8kV) feeders run from the PDC's via (4) sets of concrete encased conduits, (2 live and 2 spare) to each spot network. Five (5) interior 265/460V, double contingent, spot networks, each consisting of four (4) 2500kVA transformers, four (4) network protectors and an 8000 amp service switchboard.
- Vertical bus duct system with capacity for up to 6 watts demand load per USF for tenant lighting and power.
- Dedicated bus ducts supply electrical capacity to all tenant controlled DX units

STEAM SERVICE

- Available on all office floors

TELECOM

- Dual points of entry. Vertically stacked telecom risers from point of building entry to the 20th floor with pathways available for tenant telecommunication risers

HVAC

- Two (2) water cooled tenant controlled DX condenser package units per floor supply variable air volumes ranging from 22,000 to 36,000 cfm/floor.
- Perimeter hot water heating via low-rise fin tube elements

MANAGEMENT

- On site management

LIFE SAFETY FEATURES

STRUCTURAL

- Steel moment frame
- Hardened columns
- Alternative load paths
- 50 psf live load

CORE

- Reinforced concrete core walls

STAIRWAYS

- Extra-wide pressurized stairs
- Two stairways with alternative pathways to four exterior exits

EMERGENCY POWER

- Life safety equipment is serviced by four 2,250 kW standby diesel generators and 30,000 gallons of fuel storage.
- Building space is available for tenant dedicated emergency generators and fuel tanks.

SUPPLEMENTAL POWER

- Available at main switchboard

FIRE ALARM

- Code compliant high-rise fire alarm system

ENVIRONMENTAL FEATURES

LEED

- CS Gold
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FUEL CELL

- Three fuel cells with a total installed capacity of 1.2 megawatts
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FUEL

- Ultra-low sulfur fuel
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AIR FILTRATION

- Particulate filters