

28 West 44th Street

The Club Row Building

Height

240 feet

Year built

1920

Sq Ft

371,000

Stories

21

Typical Floor RSF

10,279 to 22,202

Ceiling Heights

2nd Fl: 12' 4"

3rd Fl: 11' 4"

4th – 17th, 19th, 20th Fl: 10' 7"

18th Fl: 14' 4"

21nd Fl: 18'

Column Spacing

26 feet

Floorload

Live load 60lbs/SF

Location

Entrances on 44th and 43rd Streets between 5th and 6th Avenues. Two blocks from Grand Central Terminal and a stone's throw away from Bryant Park.

Recent Renovations

Renovated building lobby, new windows, bathrooms and public corridors; Elevator modernization, bicycle storage room, tenant terraces and a tenant Amenity Center.

Construction

Concrete encased fireproof steel frame.

Exterior

Brick exterior with limestone façade.

Lobby

The lobby was recently restored to incorporate its classic aspects with a clean and cathedral-like modern look. Marble floors and walls along with decorative ceilings with high arches.

Elevators

7 Passenger, 2 Freight.

Windows

New aluminum insulated double-pane windows with ultra-light lifts.

HVAC

AC System type – Self contained air cooled units located on each floor; Heating system type – perimeter radiators with Con-Ed supplied steam.

Health & Safety

Centrally monitored Class E fire alarm system with flow detectors, electronic tamper switches and smoke detectors. Building is fully sprinkled.

Security

24/7 attended lobby; Digital camera recording of all entryways and elevators; Card Key Access control for after hours building access.

Data / Telecom Providers

Wired Score Gold Certification, Verizon FiOs, Broadview, and Time Warner.

Retail Tenants

Sen Sakana (Japanese high-end restaurant), Dunkin' Donuts, Subway, Barber Shop, Newsstand, Tailor, US Post Office, Shoe Repair.

Bicycle storage

Yes, access controlled bike storage.

Tenant storage

Yes

Office tenants

CUNY, University of Texas, Advantage Solutions, WeWork, ANSI, Crew Cuts.

Energy certificates

LEED-EB Gold and Energy Star Certifications.

Amenities

Tenant Amenity Center with two conference rooms, pantry, free coffee and snacks, and lounge seating. High-end sushi restaurant Sen Sakana, Dunkin' Donuts, Subway Sandwich Shop, barber, tailor, newsstand, US Post Office all on-site. Web-based tenant work order and visitor access system, Angus Anywhere.

Broker

Newmark Knight Frank

Managing Agent

APF Properties LLC



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Building Specifications