

# 60 Charlton Street

## Height

191 feet

## Year built

2020

## Sq Ft

98,200

## Stories

12

## Typical Floor RSF

6,520 to 9,490

## Ceiling Heights

Ground Fl: 16' 5"

2nd Fl: 22'

3rd – 6th Fl: 11' 5"

7th Fl: 15'

8th – 11th Fl: 14'

12th Fl: 17'

## Floorload

Floors 2 – 11 50 lbs / RSF

Office space, 80 lbs / RSF

Ground: 100 lbs / RSF

## Location

This boutique office building is located in thriving Hudson Square where SoHo, TriBeCa, and the West Village intersect.

## Redevelopment

The original 1925 six story base is being redeveloped and expanded into a new 12-story premier boutique office building with oversize windows and wide ranging views. In order to adapt to modern use, a hybrid approach was taken in creating a glass box to float on top of the existing structure, boasting 14-foot ceilings and roof terraces. The combined original/new structure will be equipped with all brand new mechanical, plumbing and electric systems as well as elevators, windows, curtainwall and a distinctive new entrance.

## Construction

Concrete base with steel and concrete overbuild. Double glazed insulating glass units curtain wall and ultra-high-performance cement panel rain screen system. Structural steel and cast-in-place concrete superstructure.

## Exterior

Floor to ceiling glass Curtainwall above ground level brick facade. Curtainwall facade is composed of glazed aluminum curtain wall energy efficient, double-glazed insulating glass system and opaque rain-screen system on steel framing.

## Lobby

Finished, decorated lobby with cozy fireplace and lounge seating.

## Elevators

2 Passenger, 1 Freight to basement.

## Windows

Floor to ceiling double-glazed insulating glass.

## HVAC

A two (2) cell 960 gpm cooling tower located on the 12th floor roof, will provide condenser water for the primary condenser water loop to plate and frame heat exchanger. Packaged water cooled DX air conditioning units on each floor will provide between 15 to 30 tons per floor. Interior zones will be conditioned with overhead variable air flow boxes (VAV).

## Health & Safety

An addressable, integrated fire alarm system with a Fire Command Station located in the lobby.

## Security

24/7 attended lobby with CCTV security monitoring. Full access control system throughout the building with access card readers at lobby, service entrances and elevator.

## Data / Telecom Providers

Wired Score Platinum pending. Full redundancy is provided with two telecommunications points of entry in diverse locations plus two telecommunications riser systems.

## Retail Tenants

TBD

## Bicycle storage

Yes

## Tenant storage

Yes

## Energy certificates

LEED Gold Certification

## Amenities

Bicycle storage with showers. Rooftop terrace with kitchen service area. Lounge style lobby with fireplace.

## Broker

Jones Lang LaSalle

## Managing Agent

APF Properties LLC

