

One
PIERREPONT
PLAZA
MODERN OFFICES. BROOKLYN COOL.



LOCATION:

Located at the intersection of Pierrepont Street and Cadman Plaza West in downtown Brooklyn

BUILDING SIZE: 700,000 rsf

BUILDING HEIGHT:

- 19 stories plus a 2-story mechanical penthouse
- 3-level below grade parking garage

BUILDING SECURITY:

- 24 hour attended lobby
- Turnstile card access system
- Attended loading dock
- CCTV at strategic points

COLUMN BAYS:

- 30'x30'
- Efficient side-core design

CEILING HEIGHTS:

14'6" slab-to-slab

STRUCTURAL:

Live loads: 100 lbs/sf

HVAC:

- Chilled water from a central plant is supplied to a fan unit located on each floor
- Accommodations for supplemental and overtime HVAC available
- Hot water is supplied to existing perimeter area fan-powered induction units

ELECTRICITY:

- Minimum of 6 watts per usable sf (exclusive of HVAC loads)
- Accommodations for supplemental power requirements
- Transformers located in rooftop mechanical penthouse

TELECOMMUNICATIONS:

- Fiber optics available
- Diverse routing available through multiple carriers
- Roof space available for satellite dishes, radio antennas and microwave communication devices

LIFE SAFETY SYSTEMS:

State-of-the-art life safety systems are connected to an emergency backup generator

PASSENGER ELEVATORS:

- Lobby, 2-9: 5 high-speed elevators
- Lobby, 10-19: 5 high-speed elevators
- Garage, Lobby: 2 hydraulic elevators

FREIGHT ELEVATORS:

All floors serviced by one 4,000 lb and one 12,000 lb freight elevator

PARKING:

- 350 below grade parking spaces in the building
- Over 1,300 covered parking spaces within walking distance

ACCESS: 24 hours, 7 days week

CLEANING SERVICE: Included

ARCHITECTS:

Haines Lundberg Wachler

MANAGEMENT:

First New York Management (FNYM), a subsidiary of Forest City Ratner, is a premier full service real estate management firm. FNYM employs 100 operating engineers and professionals to manage over 7MM sf of highly sophisticated class "A" office and data center space for some of NYC's most demanding corporate tenants.

TRANSPORTATION:

- 12 subways: 2,3,4,5,B,M,R,Q,A,C,F,G
- Long Island Railroad (Atlantic Terminal Station)
- 12 bus lines
- Direct access to Brooklyn Bridge, Manhattan Bridge and Brooklyn-Queens Expressway