

101

AVENUE OF THE AMERICAS

TECHNICAL SPECIFICATIONS

LOCATION 101 Avenue of the Americas

YEAR BUILT 1992/Renovated 2012

ARCHITECT Fox & Fowle Architects

BUILDING & FLOOR PLATE SIZE

Total Square Footage	428,624
Floor 23	14,171
Floors 7-22	15,599
Floors 2-6	30,112
Ground	14,357

BUILDING CONSTRUCTION Composed of steel frame and concrete slab with brick/masonry walls with tinted glass windows. The foundation is a combination of poured reinforced columns, beams and slabs. Floors consist of structural concrete slab with encased steel beam columns. The windows are metal frame double pane, non-operable and tinted with weather stripping.

BUILDING HEIGHT 323 Feet, 25 stories with one below ground.

CEILING HEIGHTS Typically 12'-0" slab to slab.
At the ground level 22'-4" slab to slab.
Floor 23 is 14'-8" slab to slab

FLOOR LOADS 50 lbs. per square foot

ELEVATORS Seven (7) passenger cars, One (1) freight elevator. One separate service elevator serves a tenant at the base of the building. Elevator Modernization was completed in 2022. The freight entrance is located at Grand Street.

ELECTRICAL SERVICE Consolidated Edison Company (Con Ed) provides electricity at 277/480 volts. The two 4,000-amp services enter the building at Watts Street feeding a cellar switchboard feeding smaller distribution panels via duct bank located within electric closets on each tenant floor. Approximately eight (8) watts per square foot (exclusive of base building HVAC) is allocated for tenant use. Typical tenant service consists of a combination of 277/480- and 120/208-volt, three phase, four wire. Dry-Type step down transformers converts power to 120/208-volt service.

HVAC SERVICE Condenser water supplied by a One 1,250-ton two cell Baltimore Air Coil cooling tower (625 tons/cell) mounted at the lower roof and supplies a condenser water loop.

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BUILDING OPERATING HOURS

Operating hours are
Monday-Friday 8:00AM – 8:00PM.
Saturday 8:00AM - 1:00PM.
The building operates 24 hours per day, 7 day
per week and is always accessible for tenants.

LIFE/SAFETY

The building is fully sprinklered with dedicated
fire reserve and fire mains. A fully addressable
Fire & Life Safety System controls all life safety
functions.

TELECOM & FIBER

- Points of entry at Grand Street and at Watts
Street.
- 101AOA is a Wired Score Platinum Building
- Multiple service providers including Altice,
Atlantic Metro, Century Link, Crown Castle Fiber,
GiGstream, Pilot Fiber and Skywire Networks.

SECURITY/ACCESS

Security cameras are installed at key locations
including exterior entrances, common areas,
loading dock and elevator cabs. Images are
recorded and stored on DVRs. A security compa-
ny monitors the cameras, staff the building
security desk 24 hours a day, 7 days a week.

BUILDING ACHIEVEMENTS

- 101AOA is certified LEED for Core & Shell
- In 2016 101AOA was selected by the Building
Owners & Managers of New York as best
operating building
- 101AOA is a Wired Score Platinum
Certified Building

COMMUTATION, ACCESS & WELLNESS

WALK SCORE: 100% Walker's Paradise.
Daily errands do not require a car.

TRANSIT SCORE: 100% Rider's Paradise.
World-class public transportation.

BIKE SCORE: 95% Biker's Paradise.
Daily errands can be accomplished on a bike.

GREEN CLEANING PROGRAM

Modern and fully compliant recycling program that
addresses all materials: paper, glass, aluminum,
plastic, and cardboard.
Use of green cleaning products.

TENANT PARTNERSHIPS

We partner with CodeGreen to pursue an energy
analysis through the NYSERDA Commercial Tenant
Program which helps to identify energy saving
opportunities within tenant spaces.
We promote recognition of tenant sustainability
practices through the Tenant ENERGY STAR
program.

AIR

HVAC systems are equipped with MERV-8 Pre-filters
and MERV-14 media filters that capture airborne
particles exceeding the requirements of New York
City's Energy Code. Mechanical systems allow for the
maximum supply of outdoor air and continuously
cycle fresh, filtered air at each floor in the building.
Building staff are required to use low-VOC emitting
products including solvents, carpets, adhesives,
paints, and coatings to maintain optimal indoor
air-quality.

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BUILDING HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products as applicable. Cooling towers are disinfected and testing for Legionella is performed according to industry best practices and procedures.

ENERGY

Building is equipped with automated control systems. LED lighting systems are installed throughout building common areas to increase energy efficiency.

RECYCLING

Janitorial staff uses double-barrel waste bins to ensure waste streams remain separated and are trained annually to maintain recycling.

WATER

Existing toilets, urinals, and faucets have been upgraded with low-flow fixtures, performing 20% above code requirements for water conservation.

ART

The Julie and Edward J. Minskoff Collection includes works by Pablo Picasso, Jean-Michel Basquiat, Roy Lichtenstein, and contemporary figures including Yayoi Kusama, Damien Hirst, Takashi Murakami, and Jeff Koons. Edward Minskoff curates properties with extraordinary artwork, creating a distinct aesthetic for the entire property and further positioning the buildings as leading office destinations.