

# General Information

**Address:**  
3 Times Square, New York, NY 10036

**Year Built:**  
2001

**Block/Lot:**  
1014/33

**Rentable Building Area:**  
950,000 SF

**Owner:**  
Rudin Family & Thomson Reuters

**Lot Size/Dimensions**  
29,630/200.1x164

**Architect:**  
Fox & Fowle Architects

**Zoning**  
C6-7

# Building Specifications

## Construction

**# of Floors:**  
30

**Floorplate Size:**  
27,667–35,287 SF

**Construction Type:**  
Structural steel frame. Glass and painted aluminum curtain wall.

**Slab Heights:**  
13'4"–18'0"

**Raised Floor:**  
Floors 3–4, 8, 9–23 (6");  
Floors 6, 8 (1'); Floor 5 (1'6")

**Floor Load Capacity:**  
50–75 lbs. psf live load

**Loading Dock:**  
W: 24' H: 14' D: 30'

**BMS:**  
Siemens Apogee. Fully integrated fiber backbone with Nantum OS and Chiller Optimization.

## HVAC

**Hours of Operation:**  
8am to 6pm Monday through Friday, and if requested in advance by tenant, on Saturdays from 8am to 1pm.

**Overtime HVAC:**  
TBD per hour

**Chiller Type & Capacity:**  
The chiller plant consists of two (2) York 1,365 ton, high-efficiency, variable speed Centrifugal Chillers using 134a refrigerant, two (2) 625 ton chiller boilers, dual fuel, two stage, directed fired absorption units, two (2) 1,250 ton plate frame heat exchangers provide water side economizer.

**Supplemental HVAC:**  
The tenant condenser water system consists of two (2) diverse condenser water risers, north and south. Each floor has a set of 2" futures off each riser, for a total capacity of 25 tons per floor.

**Heating System:**  
The lower zone (floors 1 through 15) is equipped with a hot water radiant system heated by Con Edison steam through a heat exchanger located in the basement. There is steam available to retail tenants for HVAC purposes.  
The upper zone (floors 16 through 30) is equipped with a hot water system heated by dual fuel (gas or oil) chiller/boilers, located on the 31st floor.

## Electricity

**General:**  
Electrical service to the building is provided from Con Edison transformer vaults located below grade outside the foundation. There is additional pre-built transformer vault space for expansion capacity on the mezzanine level. The distribution system is a 265/460v buss duct riser system for office spaces. Riser capacities are 8 watts per usable square foot for office. Retail spaces are designed with a capacity of 7 watts per usable square foot. There is a total of 4,000 kva reserved for signage purposes.

**Electric Closets:**  
Typical floors are provided with two electrical closets. The primary south closet has a 265/460v 400amp buss duct switch, 265/460v distribution panel, one (1) 265/460v lighting panel, one (1) 75kva stepdown transformer, and four (4) utility panels. The north closet has one (1) 75kva stepdown transformers, and four (4) utility panels.

**Emergency Power:**  
The building is equipped with a 1200KW electric generators run on diesel fuel. The emergency power is dedicated to the life safety systems.

**Additional Power:**  
The building is equipped with three (3) 1500KW electric generators run on diesel fuel. This system is equipped with paralleling gear and distribution. Available capacity upon request.

# General Information

### Transportation:

1, 2, 3, 7, A, C, E, N, Q, R, S, W  
Port Authority Bus Terminal  
B,D,F,M at 42nd Street

### Amenities:

- Terrace on select floors
- Street-level retail
- Messenger center

### Mechanical Engineer:

Jaros, Baum & Bolles  
212.530.9300

### Structural Engineer:

Severud Associates  
212.986.3700

# Building Specifications

## Technology

### General:

WiredScore Certified Platinum, Nantum Operating System, Distributed Antenna System

### Telecom Infrastructure:

3TS was designed with a resilient and redundant Telecom backbone. This includes diverse Points of Entry (POE) on 7th Avenue as well as 43rd Street, two distinct IDF rooms per floor and redundant vertical risers. This allows "self healing" telecom networks to be designed and built resulting in redundant and resilient broadband connectivity essential for today's tech savvy companies.

### Broadband/Data Providers:

- AT&T
- Cogent
- AlticeUSA fka Cablevision Optimum
- Charter Spectrum fka Time Warner Cable of NYC
- Verizon
- Verizon Business
- Zayo

### Distributed Antenna System:

Neutral Host Distributed Antenna System (DAS) providing in-building coverage for AT&T, T-Mobile and Verizon Wireless.

## Fire / Life Safety

The building alarm and communication system conforms to the New York City Local Law 5, Class E requirements for high rise buildings. Such a system provides for manual and automatic alarm initiation, monitoring of other life safety systems, automatic audible alarm signal throughout with overriding voice announcements, and a two-way firemen communication system.

## Elevators

### Manufacturer:

Otis

### # of Freight Elevators:

2

### Weight Capacity:

6,000 lbs.

### Dimensions:

L: 113" W: 70" H: 137"

### Banks:

Two (Floors 2–16 and 16–30)

### # of Elevators:

16

### Weight Capacity:

3,500 lbs.

### Crossover Floor:

16th Floor

### Dimensions:

L: 65" W: 80" H: 108"

## Security & Access

There is a security presence in the lobby 24/7. The security force is comprised of Floor Directors, Security Guards, and Night Watchmen. The lobby desk is continuously attended at all times and serves as the building's central security position. Closed circuit video cameras monitor all building entrances, including the loading dock and the lobby. CCTV images are observed real time at the lobby desk. They can also be observed real time from the Building Manager's office. CCTV images are digitally recorded and stored on disc from a remote location. Security personnel positioned away from the desk monitor Lobby traffic and turnstile operation. Additional security personnel conduct periodic perimeter patrols around the outside of the building.

## COVID Protocols

COVID protocols encompass controlled access to common areas, social distancing measures, and reduced entry touch points.

All tenants and visitors are required to wear a mask to enter the building.

Building HVAC filters have been upgraded to MERV 15 air filters per ASHRAE recommendations. Building HVAC units have been cleaned and sanitized as part of a regular maintenance program. All vents are cleaned/wiped down regularly with a disinfectant.

As per ASHRAE recommendations the building systems are delivering increased volumes of outside air.

Hand sanitizing stations are available in the lobby for tenant use. Frequent sanitizing will continue to be performed on all high touch surfaces in public areas of the building.