



**ARCHITECT/ENGINEER:** Voorees, Gmelin and Walker

**BUILDING OWNER:** 60 Hudson Owner LLC

**MANAGING AGENT:** Colliers International NY, LLC

Fully Staffed Property Management Office on site

**FLOOR SIZE:** Typical full floor size is 60,000 SF

**FINISHED CEILING HEIGHT:** Approximately 12'

**SLAB-TO-SLAB DISTANCE:** A minimum of 14' on floors 11-23 and 12' on floors 2-10

**COLUMN SPACING:** East to West: Approximately 22' 11" on center  
North to South: Approximately 25' 4" on center

**FLOOR LOAD:** 90-100 lbs. PSF

**WINDOW DIMENSIONS:** Height 8'; Width 4' 8"

**RECENTLY COMPLETED CAPITAL IMPROVEMENTS:**

- Full Building Sprinkler
- Lobby Lighting Renovation
- Multiple Emergency Generator Installs
- Window Replacement in Vacant Spaces
- Cooling Tower installs and replacement
- Electrical Riser installs
- Security Camera and Security System Upgrade
- Façade and Roofing
- Smoke Stack replacements
- Corridor and Restroom upgrades on multiple floors

**SECURITY/TENANT ACCESS:**

- State-of-the-Art Security System. Turnstile access at both entrances.
- E-Z Lobby program allows for photo ID and badging of all visitors in advance.
- CCTV, including outside perimeter, elevators, lobby, loading dock, and basements onsite and offsite camera access.
- Cameras are monitored 24X7.
- Security personnel on duty 24X7.
- Member of NYPD SHIELD and Lower Manhattan Initiative.

**ELEVATORS:**

- **LOW RISE BANK:**
  - A Bank:* 3 Cabs Lobby to 12
  - B Bank:* 4 Cabs Lobby to 12, except Mezzanine
- **HIGHT RISE BANK:**
  - C Bank:* 5 Cars Lobby to 12 through 23 (includes 2 passenger cars that also service low rise floors)
  - C Bank:* 1 Car Alternative Freight-Basement to 23
- **FREIGHT:**
  - F BANK:* 1 Car sub-basement to 21

**FIRE PROTECTION:**

- All common core areas, sub-basement through 24th floor, including bathrooms and closets are sprinklered
- Graphic-based Notifier Fire Alarm System
- Fire Safety Director coverage 24X7
- 4 Emergency stairwells; B SW has Fire Tower leading directly to street
- Approved FDNY Emergency Action Plan
- Active member of FDNY Watch line Alerts

**WATER:**

- Multiple domestic water services

**INTERNET:**

- Largest Internet capacity available in the world.
- Lowest latency Internet Fiber speed available.
- Home to the largest number of Internet and Telecommunications Companies undersea, trans-Atlantic and nationwide communication connections.
- Above flood plain.

**UTILITIES:**

- Largest electrical Infrastructure per sq. ft. installed for Office and Data Centers technologies in the country.
- 21 Electrical utility services capable of delivering 40 Megawatts for all services combined.
- 208-volt, 480-volt and 13,200 volts are available.
- Tenants electrical charge usage is measured by sub-meter and billed through a rate determined in the lease.
- Over 30 Megawatts of Tier II Emergency Generator and with enough fuel to operate multiple days without a refill.
- Over 10,000 tons of cooling capacity operated 24x7

**EMERGENCY POWER:**

- Two (2) 800kw Building Emergency Generators.
- One (1) 800kw Emergency backup service for Life safety and critical equipment, including Fire Command Station, security systems, elevators, cooling tower pumps and stairwell lighting.
- One (1) 800kw Emergency backup service available for Tenant leasing.
- One (1) 1,000kw Emergency backup available for Tenant leasing.
- One (1) 400kw Emergency backup for the main roof cooling towers
- One (1) 190kw Emergency backup for the 22nd cooling tower.