



Building Specifications

16YORK

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Total Rentable Area

Approx. 878,000 sq. ft.

Number of Floors

31 office floors + 1 mechanical floor

Typical Floor Size

Approx. 29,000 rentable sq. ft.

Access

PATH connected with interior connection to Union Station

Barrier free access to building

Security/Life Safety

24/7 manned security desk in the Main Lobby with security access control and monitoring

Security patrols of common areas including parking, ground floor and mechanical floors

Proximity card readers at critical points of entry

Above grade stairs roughed in for card readers

Panic stations located in parking facility

Fully sprinklered and equipped with addressable fire alarm system with smoke and heat detectors

Elevators

16 high-speed passenger elevators including;

6 low-rise elevators (Ground to 16)

6 mid-rise elevators (16-25)

5 high-rise elevators (25-33)

1 service elevator

2 shuttle elevators serving the parking levels

Planning Module

Bay Size: ±30 ft. (typical)

Window Size: 5 ft. wide

Core to Window Depth: 40 ft.

4 in. - 43 ft. 6 in.

Raised Floor Height: 18 in.

Ceiling Height: 9 ft.

Glazing

Floor to ceiling glass

Parking

4 underground levels

292 total spaces

Parking ratio 1 stall per 3,450 sq. ft. rentable area

Secure underground parking for 286 bicycles along with change and shower facilities

Floor Loading

100 lb. per sq. ft. (live load)

Lighting

Recessed LED luminaire

Avg. foot candle (desk height open floor) of 400 lux (40 f.c.)

Power

16 York Street will offers three bi-fuel (natural gas/diesel) electric generator sets located at penthouse roof level. The generators are intended to automatically service the entire electrical needs of the building (including tenant lighting, power, HVAC and systems) in case of utility source power failure.

1.0 W/sq. ft. for office lighting

2.0 W/sq. ft. for plug loads

2.0 W/sq. ft. spare capacity available in bus duct riser

HVAC

Under floor air distribution complete with VAV diffusers at the perimeter and manually adjustable supply air floor grilles in the interior

30 thermostats per floor

Approx. 17% fresh air with 6 air exchanges per hour

20 c.f.m. per 100 sq. ft.

HVAC Hours

7:30 a.m. – 6:00 p.m.

Monday to Friday and

9:00 a.m. – 1:00 p.m. on Saturday

Environmental

Candidate for LEED Platinum

Core & Shell (CS)

WELL Certification

Completion

June 2020

CONTACT FOR
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16YORK
a premium office property