



# 707 ELEVENTH

BUILDING SPECS

# Crafted for excellence.

LEED Gold and  
WELL Certifications



All-Electric  
Building

Rooftop  
Photovoltaics

## Ventilation Air Handling Units

Three (3) units at 40,000 cfm each with high-efficiency total energy recovery wheel

## Supply and Exhaust Risers

Six (6) air changes/hr. for lab ventilation air  
One (1) air change/hr. for office ventilation air

## Chilled and Condenser Water Risers

Valves and caps for tenant use

## Boiler Plant

Electric hot water boilers in compliance with Local Law 97 and NYC electrification goals

## Chiller Plant

Two (2) 500-ton magnetic bearing water cooled chillers

## Central Acid Neutralization System

2,000-gallon acid neutralization tank

## Fume Hood Exhaust Fan Platform

Shafts ready to receive tenant-designed system

## Standby Generator

750 kW (3 watt/USF available for tenant use)  
Natural gas-fired (no need for fuel deliveries in an extended power outage)

## Life Safety Generator

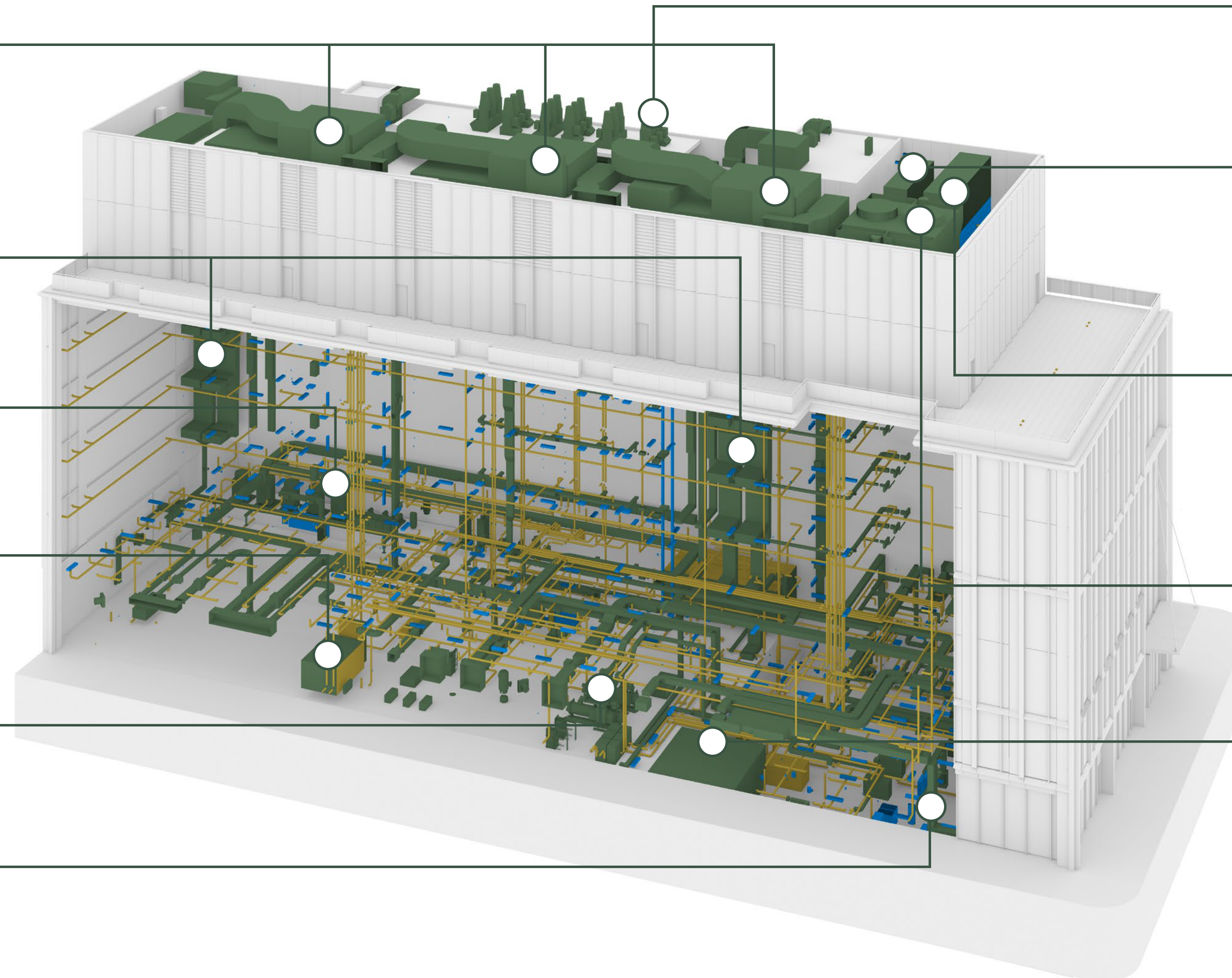
Diesel-fired with six (6) hours of fuel storage

## Cooling Towers

Two (2) 650-ton cells with fan VFD's

## Electrical Capacity

Connected Loads:  
20W/SF for Lab  
6W/SF for Office



# Built to deliver.

A high-quality, high-performance space.

---

## Building Height

135'

---

## Ceiling Height

~14'6"

---

## Column Spacing

33' +

---

## Building Structure

Concrete

---

## Floor Loading

125 PSF live load

---

## Loading Docks/Dimensions

Three (3) bays at 50'D x 12'W

---

## Vibration Isolation

Baseline lab: 8,000  $\mu$ in/s

Footfall vibration (structure): 4,000  $\mu$ in/s

MEP vibration isolation (via spring & neoprene methodology)

---

## Supply and Exhaust Risers

60:40 lab-to-office ratio

---

## Lab HVAC Specifications

Up to 1.5 CFM/SF ventilation air

---

## Passenger Elevators

Three (3) passenger elevators

High-end finishes

3,500lb capacity

350 fpm

---

## Freight Elevator

One (1) freight elevator with option for second

Designed for Class A freight loading

5,000lb capacity

350 fpm

---

## Vivarium

Future-proofing to accommodate up to a 5,000 SF vivarium

---

## Kastle Security & Access Control

Best-in-class seamless system

---

## Bike Room

20-space capacity with workbench and tools

---

## Shower Room

Featuring spa-like features and located next to the bike room

---

## Mother's Room

Accessible to all tenants

---

## Multi-Purpose Events Room

With conferencing, classroom, and lounge functionality

---

## Cafe & Wine Bar

Day-to-night food and beverage offerings

---

## Catering

Back-of-house facilities to host catered events