1540
BROADWAY

BUILDING SPECIFICATIONS

OVERVIEW	1540 Broadway was developed by Bertelsmann AG., the International media giant, as its U.S. headquarters building and was designed by Skidmore, Owings and Merrill. The world class tower was designed in 1990 to exceed all market standards with exceptional tenant spaces, panoramic views of the Manhattan skyline and unmatched views of Times Square.
ARCHITECT	Skidmore, Owings & Merrill
COMPLETED	1990
TOWER	907,427 RSF
TYPICAL FLOOR AREA	Floors 8–35 averaging 27,421 RSF per floor Floors 36–44 averaging 18,562 RSF per floor
FLOORS	44 stories
STRUCTURE	The Property's foundation is poured reinforced concrete columns, beams and slabs. It has a structural steel frame with masonry and concrete encasement. Property floors are concrete poured over metal decking and each floor is bridged by structural steel beams.
FAÇADE	The exterior surface is an aluminum and glass curtain wall, with architectural features, including Indigo blue and white spandrel glass, and green tinted vision glass, with setback panels creating a unique visually interesting facade, topped by a nearly 6-story spire over Broadway. Granite and stainless-steel features surround the 24' atrium lobby entrance on West 45th Street.
CEILING HEIGHTS	Slab-to-slab heights average 13'-0" Standard floor to finished ceiling height is 9'-6"
DESIGN LOAD	Floor loads are typically 50 pounds per square foot
BUILDING AUTOMATION AND ENERGY MANAGEMENT SYSTEM	Primarily VAV equipment and ceiling hung perimeter FPB units. The Property completed a BMS system upgrade from Automated Logic Systems (ALC) to a more advanced and efficient Delta Controls System utilizing Enteli WEB software in 2019. The system controls and monitors temperature reset control for cooling and heating equipment, automation control of parts of the gas heating system and combined heat and power (CHP) cogeneration plant, critical alarm systems and power demand monitoring. The Property also installed a Nantum system which is a cloud-based, secure building operating system utilized to optimize energy consumption and increase tenant comfort, while providing cost savings. Installation of infrared cameras at passenger elevator lobbies enable occupancy counts to determine and deliver high-efficiency cooling for each floor. NANTUM learns the rhythm of existing building systems, memorizing today's operations so that it can positively predict, and prescribe tomorrow's performance. NANTUM's algorithms continuously improve building efficiency over time.
LOBBY	The lobby walls are comprised of a flamed granite which contrast against the Bianco Grecale polished marble flooring. The high ceilings and accent lighting is showcased on the street through the floor to ceiling glass facade. Natural light floods the space through the glass canopy. As part of a comprehensive $8 million renovation completed in 2018, the building underwent extensive base building and finish upgrades, including the installation of integrated card and Bluetooth access turnstiles and a modernized elevator destination dispatch system. Additional ground floor lobby enhancements, targeted for completion in Q1 2027, will include upgraded reception area and refined design elements to further elevate the arrival experience.

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STAIRWELLS

The Property contains two fire stairwells that extend from the roof to the ground level. Stairwell A goes from the 45th floor to the street level, exiting onto 45th Street. Stairwell B runs from the 46th floor roof mechanical areas to the street level, exiting on 46th Street. Both stairwells have re-entry floors as per code, and can be used for interfloor travel for multi floor tenants.

PASSENGER ELEVATORS

The Property contains 14 Otis 401 Elevonic electric traction geared passenger elevators. The elevators are comprised of six low rise and eight high rise cars. There is one service/ freight elevator that is Otis 401 Elevonic electric traction geared. The Building completed an elevator modernization of 14 passenger elevators and 1 freight service elevator in 2021. The elevator modernization consists of new elevator door operators and relating door equipment, controllers, new roller guides, new emergency brakes, new traveling cable, new governors and new elevator interior fixtures. All passenger elevator lobbies are equipped with a Compass Plus dispatching system which reduce passenger waiting times and minimize any disruptions.

COOLING

The building is equipped with a 6 cell Marley cooling tower setup, which was completely refurbished in 2018 including new fills with drift eliminators, walls pressure washed and coated with zinc protectant, hot water basin pan covers replaced, new nozzles and a new electric Marley level sensor package connected to the Building's BMS. The cooling towers service dedicated DX units on each floor as well as tenant supplemental AC units. The condenser water pipe system is an open design water pipe system. The fan drive assembly consists of a single-speed 40 hp motor in each cell, a propeller shaft and a gear reducer. The cooling tower is scheduled to provide 4200 tons of condenser water. The water make-up service to the cooling tower is provided by a 3-inch direct feed into the cooling tower supply header via duplex pump system. There is also a manual emergency fill makeup. The mechanical system consists of variable air volume boxes (VAVs) at the interior and fan powered terminal boxes (FPBs) at the exterior which are served by a water source self-contained package unit on each tenant floor connected to a roof top cooling tower. Building cooling is provided by individual self-contained package air handling units (SCUs) manufactured by Daikin (installed in 2019) on each tenant floor. Floors 8 to 36 have an 80-ton unit, floors 36 to 43 have 60-ton units and floor 44 is served by a 70-ton unit. Each SCU has four scroll type compressors (15-20 tons each) cooling with R-410a refrigerant equipped with variable frequency drives and waterside/airside economizer cooling.

HEATING

Heating for the property is derived from natural gas. There are (3) Viessman Vitocrossal 300 CU3B natural gas fired boilers (installed in 2018), which provide 6Mbtu each (total of 18Mbtu) and serve as a backup to the CHP cogeneration plant, which provides 5.5Mbtu of heating. These serve as the primary heating loop, which flows through heat exchangers to heat the secondary loops and are distributed to fan power boxes.

ELECTRICITY

Building-standard power consists of 265/460-volt, 3 phase, 4 wire service from Con Edison.

- Four sub-sidewalk transformer vaults and adjacent network protectors, provide 265/460 volt, 3 phase, 4 wire service to the Building from Con Edison
- Building is equipped with a new CHP cogeneration plant which will produce 1.5 megawatts of power to the Building electrical distribution
- Power is distributed via a system of plug-in buss duct and conduit and cable riser feeders run in the electric rooms on each floor.

ELECTRIC CLOSETS

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PLUMBING	Domestic water is supplied via two 4” services and two 6” fire services from the City water main. There are three sets of domestic water zones fed from the 5th floor mechanical room which feed floors 5–37. Each of these domestic water risers are fed by a set of duplex pumps. Floors 38–44 are fed from the rooftop tanks and a duplex pumping system on 45th floor.
LOCKS & KEYING	The Property is implementing a new Factory managed Schlage Primus Restricted Keying System which is a restricted keying system to enhance Building security.
ACCESS CONTROL	HID key card access and Bluetooth security protocols monitor and control entry at the lobby Orion barrier turnstiles (Optical Barrier Swing Arm-Double Arm with 1 lane at ADA compliance). In addition, the lobby desk is manned 24/7 by security personnel and supported by CCTV.
FIRE PROTECTION	1540 Broadway is fully sprinklered with a wet pipe automatic fire sprinkler system.
MONITORED FIRE PANEL	Installed in 2006, fully addressable automatic Class E fire alarm system with speaker/strobe devices operates as a speaker/strobe indicator.
SMOKE / HEAT DETECTION	The building’s fire detection consists of smoke detectors in the elevator lobbies and common corridors, pull stations at doors to exit stairs and exits, duct smoke detectors and flow and tamper switches on the fire sprinkler system.
EMERGENCY GENERATOR	The building has one emergency generator, an 800 kW Detroit Diesel that is located in the fifth-floor mechanical room. It provides life safety service that powers emergency lights, three elevators at one time (1 in each bank), the fire alarm system and the building fire pumps.
AMENITY FLOOR	The building offers two full floors of premium amenities designed for work, wellness, and social connection. The expansive 27,000 SF 8th floor features a grab and go cafe with barista service, stylish lounges, a state of the art fitness center, golf simulator, and modern conference and meeting spaces, while the 16,000 SF 36th floor showcases an upscale dining and bar experience, outdoor terrace, and refined lounge and den areas. Opening Q1 2027.

CONTACT

CLARK FINNEY
Clark.Finney@jll.com
(212) 812 6505

CARLEE PALMER
Carlee.Palmer@jll.com
(212) 812 6514

FRANK DOYLE
Frank.Doyle@jll.com
(212) 812 5759

MICHAEL PALLAS
Michael.Pallas@jll.com
(212) 418 2651

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