

Brookfield

ONE WORLD FINANCIAL CENTER

General Description	One World Financial Center is the southernmost tower of the Cesar Pelli designed World Financial Center. The World Financial Center complex includes four Class A office towers and extensive public and retail space highlighted by the Winter Garden, a dramatic glass and steel public space with a 120' vaulted ceiling. Completed in 1985, the building is a 40-story tower with over 1.6 million square feet of rentable area.
Design Architect	Cesar Pelli & Associates
General Contractor	Olympia & York Battery Park Company
Mechanical Engineer	F & K Group Associates
Structural Engineer	M.S. Yolles & Partners
Completion Date	Completed in 1986
Building Height	40 stories
Design Load	100 pounds per square foot office space 250 pounds per square foot mechanical space
Rentable Area	Approximately 1,600,000 SF
Typical Floor Area	SF for Floor Plates are Approximates: Floors 3 – 9 (77, 000 SF) Floors 10 – 25 (43, 000 SF) Floors 26 – 40 (30, 000 SF)
Ceiling Heights	Slab-to-slab heights on office floors average 12' 6" Standard floor to ceiling height is 8'6"
Mullion Spacing	Typically 4.187 feet
Interior Column Spacing	Generally every 20 - 25 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System operates by utilizing primarily Johnson Control equipment.
Design Criteria	The building's HVAC systems are designed to exceed New York City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by high-pressure utility steam. After pressure reduction the steam is distributed to shell and tube heat exchangers for the secondary water loop, which then serves perimeter fan powered boxes.

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Air Conditioning

Cooling is provided by chilled water supplied from a central cooling plant. Unique to the system is that river water is used to provide a direct cooling source for up to four months per year. When mechanical cooling is needed, the river water will carry the rejected heat, thereby eliminating the conventional cooling tower plant.

The mechanical cooling plant integrates three million gallons of chilled water which is stored in the lower section of FOUR WFC. This stored chilled water is used during peak demand periods to reduce site wide operating costs. The thermal storage tanks are replenished each night when electric rates are at their lowest. Air conditioning systems are decentralized and consist of single floor variable air volume systems with an internal water reclaim circuit.

Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation

8:00 AM to 6:00 PM, Monday through Friday

ELECTRICITY General

Building-standard power consists of 6 watts per usable square foot, connected load, provided by local utility company.

Additional power is available based upon demonstrated need.

Electric Closet

Two per floor in the tower.
Three per floor in the base.

Telephone Closet

Two per floor in the tower
Three per floor in the base.

PASSENGER ELEVATORS Number of Elevators

23 elevators organized into six banks:

Handicap Bank - Services Floors from Lower Lobby – Upper Lobby (Elevator # 26)

Parking Garage Bank – Services Floors from Garage – Lobby (Elevator #'s 24 & 25)

“A” Bank – Services Floors from L, 3 – 8 (Elevator #'s 1, 2, 3, 4 & 5)

“B” Bank – Services Floors from L, 9 – 15 (Elevator #'s 6, 7 & 8)

“C” Bank – Services Floors from L, 16 – 26 (Elevator #'s 9, 10, 11, 12, 13 & 14)

“D” Bank – Services Floors from L, 27 – 39 (Elevator #'s 15, 16, 17, 18, 19 & 20)

Elevator Capacity

3,500 lbs - 4,000 lbs, depending on elevator bank

Elevator Speed

200 – 1,200 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS Number of Elevators Elevator Capacity

2 (Loading Dock – 41st Floor) (Elevator #'s 21 & 22)

4,000 lbs. – 7,000 lbs.

Elevator Size

S21 - 11' x 6' x 12'

S22 - 8' x 6' x 12'

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BUILDING AMENITIES

- Direct Access to major brand retailers, restaurants and business services
- Extensive public spaces and waterfront promenade
- Building entrances located on Liberty & West Streets
- Public underground parking facility for 232 vehicles
- Cable television-ready and multiple telecommunications suppliers
- Captivate elevator display screens
- Public transportation access to the PATH, subway and bus
- Ferry service between the World Financial Center and New Jersey