

# 1407 BROADWAY

*"Focusing on continuous evaluation and improvement of building performance through industry-leading operating procedures and proven efficiency technologies, we embrace opportunities to improve building sustainability."  
- Shorenstein Property Management*

Originally built in 1952, 1407 Broadway has 44 stories with 1.1 million square feet and floor plates ranging from 13,700 sf to 55,000 sf, including street-level retail facilities.

The repositioning project required close coordination with the client, the tenants, and multiple disciplines of engineering in order to provide infrastructure improvements while the facility remained completely operational.

To ensure functionality and sustainability, the repositioning of the building required complete replacement of M/E/P/FP systems and modifications to structural components consistent with the redefined uses of the interior spaces. Extensive design coordination met the rigid constraints and limitations of the 1952 building structure.

The project met the client's goal to immediately accommodate a new significant tenant while also providing for energy savings and technological advances with M/E/P controls.

The Fire Alarm System was converted to a Class E Address System while maintaining complete fire detection coverage.

The repositioning has allowed the client to maintain significant tenant satisfaction and keep the building fully occupied in this fast growing real-estate industry.

*Utilization of natural light enhanced the electrical design by conservation of required power.*



*Dedicated HVAC units in IT/AV conference room to maximize variable population.*



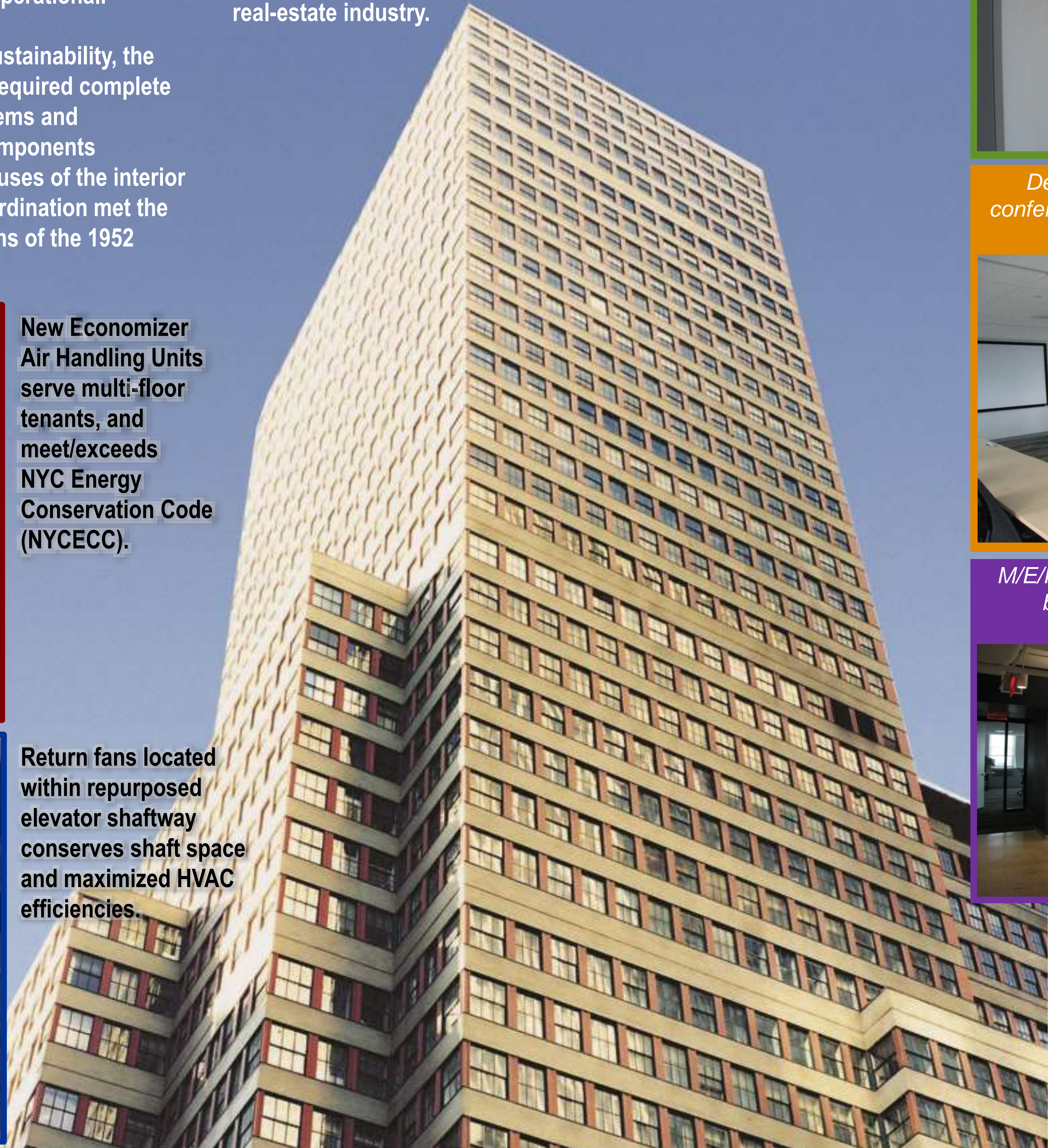
*M/E/P design in kitchen/pantry areas blends exhaust system with Make-up air.*



**New Economizer Air Handling Units serve multi-floor tenants, and meet/exceeds NYC Energy Conservation Code (NYCECC).**



**Return fans located within repurposed elevator shaftway conserves shaft space and maximized HVAC efficiencies.**



**Infrastructure Upgrades at  
1407 Broadway, New York, NY  
Shorenstein Realty Services  
New York, NY**



**CAMERON  
ENGINEERING**  
Woodbury, NY