

TECHNICAL SPECIFICATIONS

GROSS BUILDING AREA	330,000 rsf
FLOORS	12 Stories
YEAR BUILT/RENOVATED	1895/2026
CONSTRUCTION	Structural steel, terra cotta, concrete, cast stone
FLOOR SIZES	Office floors 2-11 : 30,802 rsf
FLOOR HEIGHTS (SLAB TO SLAB)	Floors 2-11 : 14’ - 0” Ground : 20’ - 0”
OUTDOOR AREA	15,000 SF Roof deck
BUILDING AMENITIES	Activated 15,000 SF roof deck, tenant lounge, cellar storage, private entrance and lobby on Crosby Street
BICYCLE STORAGE	Bicycle storage in cellar
HVAC/BUILDING SYSTEMS	New systems proposed for renovation, cooling tower

SECURITY	Uniformed security guards staffed at the concierge desk 24 hours a day, 7 days per week
FIRE STAIRS	Stairwells are oversized to exceed New York City and International Building Code Requirements
LIVE LOAD	All tenant floors are 66 lbs. live load.
RESTROOMS	Restrooms are 100% ADA compliant and include extra fixtures
ADA ACCESSIBILITY	The building is fully ADA compliant Building Management
ELECTRICAL	6 Watts per rsf demand load exclusive of base building air conditioning
TELECOM	Spectrum, Verizon, Pilot Fiber, Century Link, Global Capacity, Bway Net
ELEVATORS	Six (6) Passenger elevators One (1) Oversized freight elevator
LIFE SAFETY	The building Class “E” addressable fire alarm system with Fire Command Station located in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system