

# TECHNICAL SPECIFICATIONS

<b>GROSS BUILDING AREA</b>	330,000 rsf	<b>SECURITY</b>	Uniformed security guards staffed at the concierge desk 24 hours a day, 7 days per week
<b>FLOORS</b>	12 Stories	<b>FIRE STAIRS</b>	Stairwells are oversized to exceed New York City and International Building Code Requirements
<b>YEAR BUILT/ RENOVATED</b>	1895/2026	<b>LIVE LOAD</b>	All tenant floors are 66 lbs. live load.
<b>CONSTRUCTION</b>	Structural steel, terra cotta, concrete, cast stone	<b>RESTROOMS</b>	Restrooms are 100% ADA compliant and include extra fixtures
<b>FLOOR SIZES</b>	Office floors 2-11 : 30,802 rsf	<b>ADA ACCESSIBILITY</b>	The building is fully ADA compliant Building Management
<b>FLOOR HEIGHTS (SLAB TO SLAB)</b>	Floors 2-11 : 14' - 0" Ground : 20' - 0"	<b>ELECTRICAL</b>	6 Watts per rsf demand load exclusive of base building air conditioning
<b>OUTDOOR AREA</b>	15,000 SF Roof deck	<b>TELECOM</b>	Spectrum, Verizon, Pilot Fiber, Century Link, Global Capacity, Bway Net
<b>BUILDING AMENITIES</b>	Activated 15,000 SF roof deck, tenant lounge, cellar storage, private entrance and lobby on Crosby Street	<b>ELEVATORS</b>	Six (6) Passenger elevators    One (1) Oversized freight elevator
<b>BICYCLE STORAGE</b>	Bicycle storage in cellar	<b>LIFE SAFETY</b>	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
<b>HVAC/BUILDING SYSTEMS</b>	New systems proposed for renovation, cooling tower		