

BUILDING SPECIFICATIONS

Location	Corner of First Avenue and East 17th Street
Year Built	1968
Building Size	146,000 SF
Floors	24, 2 below grade parking levels
Construction	Reinforced concrete and masonry
Renovations	Entire building gut renovation, 2019-2020
Floor Loads (per SF)	40 psf
Avg Slab-to-Slab Ceiling Heights	8 feet
Elevators	3 passenger
HVAC	Water source console heat pumps
Windows	Double-pane tenant operable

Fire & Life Safety Systems	Fully sprinklered, new fire alarm, ARCs system
Security Access	24/7 access for tenants
Building Hours	24/7 for tenants
Telecom Providers	RCN
Bicycle Storage	Onsite, Interior
Transportation	Three blocks down to the First Avenue L Station. Four blocks over to Union Square with connection to the 4,5,6 and N,Q,R,W lines
Amenities (Neighborhood)	Artichoke Pizza, Citibank, Walgreen's, David's Bagels, Bagel Boss, Starbucks, Bruno's Gourmet Market, Chipotle, Beyond Sushi and Stuyvestant Square Park