

BUILDING SPECIFICATIONS

Location	22nd Street between 43rd Avenue and 44th Avenue
Year Built	1925
Architect	N/A
Building Size	222,000 SF
Floors	6, 1 below-grade
Construction	Concrete
Renovations	Lobby - 2018; windows - 2018; common corridors and restrooms - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	N/A
Avg Slab-to-Slab Ceiling Heights	14' 2"
Column Spacing	23'
Elevators	1 passenger, 2 freight
HVAC	Tenant-controlled package air-cooling units, perimeter steam and pipe heating
Electrical	6 watts/RSF
Windows	Double-insulated, operable
Fire & Life Safety Systems	Building fully sprinklered and connected to central station

Security Access	Key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Spectrum, Verizon Fios
Cleaning	Common Areas M-F
Bicycle Storage	Available
Municipal Incentives	As-of-Right Incentives: Relocation Employment Assistance Program (REAP), Energy Cost Savings Program (ECSP), and Commercial Rent Tax (CRT). Discretionary Incentives: Excelsior Jobs Program & Training Grants
Transportation	Subway Services : line 7 at Vernon-Blvd and Jackson Ave or Court Square, lines E and M at Court Square-23 St Station and line G at 21 Street-Van Alst Station. Montauk, Oyster Bay and Port Jefferson rail lines via Long Island City rail station. Access to Babylon, Far Rockaway and Ronkonkoma lines also nearby. Easy access to Queens Midtown Tunnel. Direct river connection to Wall Street Pier 11 via the Astoria ferry from the Long Island City ferry stop
Amenities (Neighborhood)	MoMA PS1 art museum, Gantry Plaza State Park, Queens West Sports Field, Rockaway Brewing Company, LIC Market
Building Website	www.4301LIC.com