

BUILDING SPECIFICATIONS

Location	Corner of Astor Place and Broadway	Windows	Double-insulated, operable
Year Built	1912	Fire & Life Safety Systems	Interior fire alarm system, defibrillator, building fully sprinklered
Architect	Francis H. Kimball	Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Size	152,000 SF	Building Hours	24/7 with guard
Floors	12, 1 below-grade	Telecom Providers	Verizon, Spectrum, Pilot Fiber
Construction	Steel, brick, concrete	Cleaning	Common Areas M-F
Renovations	Elevators - 2013; windows - 2016; lobby - 2017	Bicycle Storage	None
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%	Municipal Incentives	N/A
Floor Loads (per SF)	100 lbs./SF	Transportation	Astor Place (6), 8th Street Station (R,W), 14th Street-Union Square Station (4,5,6,L,N,Q,R,W), 9th Street PATH (Orange, Blue)
Avg Slab-to-Slab Ceiling Heights	10'6"	Amenities (Neighborhood)	NYU, The Standard East Village, Washington Square, TMPL, LifeTime, Wegman's, Duane Reed, Whole Foods at Union Square and at Houston, Joe Coffee, Sweetgreen
Column Spacing	15'3" under beam, 16'1" beam to beam		
Elevators	4 passenger, 1 freight, 1 private		
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating		
Electrical	6 watts/RSF		