

# BUILDING SPECIFICATIONS

|                                  |  |
|----------------------------------|--|
| Location                         | West 39th Street between 8th and 9th Avenue                                  |
| Year Built                       | 1915   |
| Architect                        | Crow, Lewis, & Wickenhofer   |
| Building Size                    | 180,000 SF   |
| Floors                           | 8, 1 below-grade   |
| Construction                     | Brick & masonry  |
| Renovations                      | Lobby - 2016; restrooms - 2016   |
| Loss Factor                      | Full floors: 27%; Multi-tenanted floors: no greater than 35%                 |
| Floor Loads (per SF)             | 250 lbs./SF  |
| Avg Slab-to-Slab Ceiling Heights | 12'6"  |
| Column Spacing                   | 24'  |
| Elevators                        | 2 passenger, 2 freight   |
| HVAC                             | Tenant-controlled package air-cooled units, perimeter steam and pipe heating |
| Electrical                       | 6 watts/RSF  |
| Windows                          | Double-insulated, operable   |

|                            |  |
|----------------------------|--|
| Fire & Life Safety Systems | Class E fire alarm system with command station, defibrillator, building fully sprinklered  |
| Security Access            | 7 am - 7 pm M-F lobby, key card access, closed-circuit cameras   |
| Building Hours             | 24/7 tenant access   |
| Telecom Providers          | AT&T, Spectrum, Verizon  |
| Cleaning                   | Common Areas M-F   |
| Bicycle Storage            | None   |
| Municipal Incentives       | N/A  |
| Transportation             | Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), 34th St-Penn Station (A,C,E,1,2,3), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33rd Street PATH Train (Orange, Blue), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood)   | Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel  |