

BUILDING SPECIFICATIONS

Location	Northeast corner of 8th Avenue and 26th Street
Year Built	1925
Architect	George & Edward Blum
Building Size	185,000 SF
Floors	21, 1 below-grade
Construction	Steel & masonry
Renovations	Facade (glass storefront) - 2015; building entrance/exterior canopy - 2016; lobby - 2023; elevators - 2024; vestibules/turnstiles/security desk - 2023; lighting - 2023
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 32%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'
Column Spacing	10'
Elevators	3 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 outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	Yes
Municipal Incentives	N/A
Transportation	23rd Street (E), 23rd Street (1,2), 23rd Street PATH (Orange, Blue), 28th Street (N,Q,R,W), 28th Street (1,2), 34th Street-Penn Station (1,2,3, A,C,E), Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	The High Line, Chelsea Piers, Beans & Beans Coffee, Gristedes Mega Store, Fashion Institute of Technology, Whole Foods Market, Midtown Tennis Club