

BUILDING SPECIFICATIONS

| | |
|----------------------------------|--|
| Location | 8th Avenue between West 36th and West 37th Street |
| Year Built | 1926 |
| Architect | Schwartz & Gross |
| Building Size | 860,000 SF |
| Floors | 26, plus penthouse, mezzanine, 2 below-grade |
| Construction | Fireproof construction - steel, concrete with rebar |
| Renovations | N/A |
| Loss Factor | Full floors: 27%; Multi-tenanted floors: no greater than 35% |
| Floor Loads (per SF) | 120 lbs./SF |
| Avg Slab-to-Slab Ceiling Heights | 10'5" |
| Column Spacing | 18' |
| Elevators | 13 passenger, 6 freight |
| HVAC | Tenant-controlled package air-cooled units, perimeter two pipe steam heating |
| Electrical | 6 watts/RSF |
| Windows | Double-insulated, operable |

| | |
|----------------------------|--|
| Fire & Life Safety Systems | Edwards EST 3 fire alarm control panel connected to all three buildings, defibrillator, building fully sprinklered |
| Security Access | 24/7 attended lobby, key card access, closed-circuit cameras |
| Building Hours | 24/7 with guard |
| Telecom Providers | Spectrum, TW Telecom, Broadview Networks, RCN, Light Tower, Zayo, Cogent, Signal Point |
| Cleaning | Common Areas M-F |
| Bicycle Storage | Yes |
| 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 Station (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, Starbucks, Adzuki Sushi, Chef Yu Restaurant |