

# BUILDING SPECIFICATIONS

Location	Corner of West 39th Street and 8th Avenue
Year Built	1927
Architect	Charles B. Meyers
Building Size	115,000 SF
Floors	22, plus penthouse, 1 below-grade
Construction	Steel & masonry
Renovations	Elevators - 2014
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	12'
Column Spacing	18'
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 command station, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	AT&T, 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), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Macy's