

# BUILDING SPECIFICATIONS

Location	Union Square West between 14th and 15th Streets
Year Built	1900
Architect	W.H. Hume & Son
Building Size	120,000 SF
Floors	8, plus mezzanine, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2004; facade - 2006; elevators - 2010; sidewalk - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	8'
Elevators	3 passenger, 1 freight
HVAC	Tenant-controlled package air-cooled units with perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, tenant operable
Fire & Life Safety Systems	Class E fire alarm system with command 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	Spectrum, Verizon, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	2 racks
Municipal Incentives	N/A
Transportation	14th Street - Union Square Station (L,N,Q,R,W,4,5,6), 14th Street and 6th Avenue Station (F,M), Astor Place Station (6), PATH (Orange and Blue) at 14th Street Station
Amenities (Neighborhood)	Argo, Tea, Sprint, Staples, Union Square, Madison Square, Union Square, Breads Bakery, Crunch Union Square, ABC Home Store with ABC Cocina and ABCv, W Hotel Union Square, AMC Loews, Regal Cinema, Trader Joe's, Strand Bookstore