

BUILDING SPECIFICATIONS

Location	9th Avenue between West 44th and West 45th Street
Year Built	1929
Architect	Ely Khan
Building Size	275,000 SF
Floors	13, 2 below-grade
Construction	Masonry, steel & brick
Renovations	Elevators - 2014; lobby - 2015; bathrooms - 2016; corridors - 2017; windows - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'
Column Spacing	18'5"
Elevators	4 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	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Cogent, Spectrum, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	42nd Street (A,C,E), Port Authority Bus Terminal, 49th Street Station (N,Q,R,W), Quick access to the Lincoln Tunnel
Amenities (Neighborhood)	Five Napkin Burger, Nizza Restaurant, Marseille Restaurant and Bar, Juice Press, Gregory's Coffee, Times Square