

BUILDING SPECIFICATIONS

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| 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 |

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| 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 |