

BUILDING SPECIFICATIONS

Location	Corner of Astor Place and Broadway
Year Built	1912
Architect	Francis H. Kimball
Building Size	152,000 SF
Floors	12, 1 below-grade
Construction	Steel, brick, concrete
Renovations	Elevators - 2013; windows - 2016; lobby - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	100 lbs./SF
Avg Slab-to-Slab Ceiling Heights	10'6"
Column Spacing	15'3" under beam, 16'1" beam to beam
Elevators	4 passenger, 1 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	Interior fire alarm system, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Astor Place (6), 8th Street Station (R,W), 14th Street-Union Square Station (4,5,6,L,N,Q,R,W), 9th Street PATH (Orange, Blue)
Amenities (Neighborhood)	NYU, The Standard East Village, Washington Square, NYSC Astor Place, New York Health & Racquet Club, Duane Reed, Whole Foods at Union Square and at Delancey, Joe Coffee, Prêt à Manger