

BUILDING SPECIFICATIONS

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| Location | Southwest corner of Astor Place and Lafayette Street |
| Year Built | 1910 |
| Architect | Griffith Thomas |
| Building Size | 156,000 SF |
| Floors | 7, 1 below-grade |
| Construction | Concrete, steel & wood |
| Renovations | Lobby - 2016; elevators - 2016; windows - 2018 |
| 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 | 10'9" |
| Column Spacing | 10'6" |
| Elevators | 2 passenger, 1 freight, 1 private |
| 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 | Mini 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 | 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, Walgreen's, Whole Foods at Union Square and at Delancey, Joe Coffee, Sweetgreen and Astor Place Pedestrian Plaza |