

BUILDING SPECIFICATIONS

Location	Corner of East 16th Street and Irving Place
Year Built	1909
Architect	Goldwin Starrett & Van Vleck
Building Size	180,000 SF
Floors	12, plus mezzanine, 1 below-grade
Construction	Masonry & steel
Renovations	Sidewalk - 2011; roof - 2016; local law 11 - 2016
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'
Column Spacing	25'
Elevators	6 passenger, 1 freight
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable; Three sides of windows
Fire & Life Safety Systems	Class E fire alarm system with command station, building fully sprinklered
Security Access	Guard on duty 8am - 6pm, key card access, closed-circuit cameras
Building Hours	Guard on duty 8am - 6pm, 24/7 tenant access
Telecom Providers	Cogent, Spectrum. Building fully wired for fiber optics
Cleaning	Common Areas M-F
Bicycle Storage	Yes
Municipal Incentives	N/A
Transportation	Subway: Lines 4, 5, 6, L, N, Q, R and W at 14 Street/Union Square Station. L Line at 3rd Avenue Station
Amenities (Neighborhood)	Trader Joe's, Whole Foods, Think Coffee, Union Square, Stuyvesant Square, Regal Theater Complex, AMC Theaters, Union Square Greenmarket Farmer's Market, Gramercy Park