

BUILDING SPECIFICATIONS

Location	46th Avenue between 11th Street and Vernon Boulevard	Fire & Life Safety Systems	Fire alarm system with command station, building fully sprinklered
Year Built	1903	Security Access	24/7 key card access, closed-circuit cameras
Architect	N/A	Building Hours	24/7 tenant access
Building Size	60,000 SF	Telecom Providers	Verizon, Spectrum, RCN
Floors	4	Cleaning	Common Areas M-F
Construction	Wood, masonry, brick	Bicycle Storage	Yes
Renovations	Full renovation including lobby, windows, facade, elevators, restroom, fire protection, building security/access - 2018	Municipal Incentives	As-of-Right Incentives: Relocation Employment Assistance Program (REAP), Energy Cost Savings Program (ECSP), and Commercial Rent Tax (CRT). Discretionary Incentives: Excelsior Jobs Program & Training Grants
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%	Transportation	Subway Services : line 7 at Vernon-Blvd and Jackson Ave or Court Square, lines E and M at Court Square-23 St Station and line G at 21 Street-Van Alst Station. Montauk, Oyster Bay and Port Jefferson rail lines via Long Island City rail station. Access to Babylon, Far Rockaway and Ronkonkoma lines also nearby. Easy access to Queens Midtown Tunnel. Direct river connection to Wall Street Pier 11 via the Astoria ferry from the Long Island City ferry stop
Floor Loads (per SF)	65 lbs./SF	Amenities (Neighborhood)	MoMA PS1 art museum, Gantry Plaza State Park, Queens West Sports Field, Rockaway Brewing Company, Fifth Hammer Brewing
Avg Slab-to-Slab Ceiling Heights	13'6"	Building Website	bldg10-27.com
Column Spacing	17'		
Elevators	1 passenger, 1 freight/passenger		
HVAC	Tenant controlled refrigerant flow split systems providing air-cooling, ventilation		
Electrical	6 watts/RSF		
Windows	Double-insulated, operable		