

# BUILDING SPECIFICATIONS

Location	Between Prince and Spring Streets at Crosby
Year Built	1884
Architect	Thomas Stent
Building Size	175,000 SF
Floors	8, 2 below-grade
Construction	Brick & wood
Renovations	Elevators - 2016; lobby - 2016; windows - 2018; common corridors and restrooms - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	75 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	13'5"
Elevators	2 passenger, 1 freight
HVAC	Window units and tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

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, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Verizon, Rainbow, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Broadway-Lafayette St Station (B,D,F,M), Prince St Station (R,W), Spring St Station (6), Spring Street St (C,E)
Amenities (Neighborhood)	Dean & DeLuca Grocery, Apple Soho, REI, Balthazar, Angelika Film Center, abundant fashion, shopping and dining throughout Soho