

BUILDING SPECIFICATIONS

Location	Situated on Hanover Square between Pearl and Water Streets.
Year Built	1983
Architect	Emery Roth & Sons / S9 Architecture
Building Size	990,187 SF
Floors	29+1 below-grade
Construction	Postmodernist Brick Facade
Renovations	2019
Avg Slab-to-Slab Ceiling Heights	Floors 2 - 12, 15 - 27: 12' - 4", Floor 14: 24', Floor 28: 15'6"
Column Spacing	Floors 2 -27: 30', Floor 28: TBD
Elevators	Sixteen high speed passenger elevators service the building. Eight service floors 2 - 12 and eight service floors 14 - 27. Two of the Eight high rise cars will also service the Penthouse Floors (floors 28 & 29). Two Freight Elevators Service the Building.
HVAC	Two brand new 40 Ton DX units will be installed on each floor. The condenser water plant will be upgraded and consist of all new cooling towers located on the roof. Condenser water valved outlets are available for tenant use per floor.
HVAC Hours	24 hours a day, seven days a week, 365 days a year. There will be no additional charge for overtime HVAC.

Electrical	Building is fed by Con Edison. Distribution through the building is via cable, conduit and buss duct. Four (4) 4,000A service distribution switchboards are used to distribute power from the utility company to the power distribution equipment serving the building loads. Landlord shall deliver up to 6 watts per rentable square foot connected load.
Fire & Life Safety Systems	Building is fully equipped with sprinklers and a fire alarm system that connects directly with a central monitoring station.
Telecommunications	At Tenant's request, Landlord shall reasonably allow any other provider to provide service to Tenant at Tenant's sole cost and expense. Landlord shall provide Tenant with shaft space from the Telecom "Point of Entry" room in the Building to the Premises for its telecommunications requirements. There are two dedicated points of entry.
Bicycle Storage	Bike storage with changing stations and shower exclusive for tenant use.
Transportation	Subway Lines 1,2,3,5,6,A,C,J,R,W. PATH Trains at WTC. Ferry Terminals and Downtown Heliport nearby.
Building Website	100pearlst.com