

# BUILDING SPECIFICATIONS

Location	West 22nd Street between Avenue of the Americas and 7th Avenue
Year Built	1911
Architect	Frederick C. Zobel
Building Size	100,000 SF
Floors	12, plus mezzanine, 2 below-grade
Construction	Masonry & limestone
Renovations	Lobby - 2010; facade restoration - 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	11'5"
Column Spacing	18'
Elevators	2 passenger, 1 freight
HVAC	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, building fully sprinklered
Security Access	Attended lobby 9 am - 6 pm M-F, video intercom, closed-circuit cameras
Building Hours	24/7 tenant access; Attended lobby 9 am - 6 pm M-F
Telecom Providers	Verizon, Spectrum, Pilot
Cleaning	Common areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Subway: Lines 1 and 2 via 23rd Street Station. Lines E, F, M, N, Q, R, W via East 23rd St Station. PATH train at 23rd Street
Amenities (Neighborhood)	Trader Joe's, Madison Square Park, Eataty, Shake Shack, Equinox, Fashion Institute of Technology