

## BUILDING SPECIFICATIONS

| Year Built1909ArchitectMulliken & MoellerBuilding Size58,000 SFFloors12, 1 below-gradeConstructionSteel & masonryRenovationsLobby - 1998Loss FactorFull floors: 27%; Multi-tenanted floors: no greater than 35%Floor Loads (per SF)150 lbs./SFAvg Slab-to-Slab<br>Ceiling Heights12'Column Spacing10'Elevators1 passenger, 1 freightHVACTenant-controlled package air-cooled units, perimeter steam and pipe heatingElectrical12 watts/RSF | Location             | West 36th Street between Broadway and 7th Avenue |
|--|----------------------|--|
| Building Size 58,000 SF  Floors 12, 1 below-grade  Construction Steel & masonry  Renovations Lobby - 1998  Loss Factor Full floors: 27%; Multi-tenanted floors: no greater than 35%  Floor Loads (per SF) 150 lbs./SF  Avg Slab-to-Slab 12'  Ceiling Heights  Column Spacing 10'  Elevators 1 passenger, 1 freight  HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating                                      | Year Built           | 1909   |
| Floors 12, 1 below-grade  Construction Steel & masonry  Renovations Lobby - 1998  Loss Factor Full floors: 27%; Multi-tenanted floors: no greater than 35%  Floor Loads (per SF) 150 lbs./SF  Avg Slab-to-Slab 12'  Ceiling Heights  Column Spacing 10'  Elevators 1 passenger, 1 freight  HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating   | Architect            | Mulliken & Moeller                               |
| Construction  Steel & masonry  Renovations  Lobby - 1998  Loss Factor  Full floors: 27%; Multi-tenanted floors: no greater than 35%  Floor Loads (per SF)  150 lbs./SF  Avg Slab-to-Slab Ceiling Heights  Column Spacing  10'  Elevators  1 passenger, 1 freight  HVAC  Tenant-controlled package air-cooled units, perimeter steam and pipe heating   | Building Size        | 58,000 SF  |
| Renovations  Lobby - 1998  Loss Factor  Full floors: 27%; Multi-tenanted floors: no greater than 35%  Floor Loads (per SF)  Avg Slab-to-Slab Ceiling Heights  Column Spacing  10'  Elevators  1 passenger, 1 freight  HVAC  Tenant-controlled package air-cooled units, perimeter steam and pipe heating   | Floors               | 12, 1 below-grade                                |
| Loss Factor  Full floors: 27%; Multi-tenanted floors: no greater than 35%  Floor Loads (per SF)  Avg Slab-to-Slab Ceiling Heights  Column Spacing  10'  Elevators  1 passenger, 1 freight  HVAC  Tenant-controlled package air-cooled units, perimeter steam and pipe heating  | Construction         | Steel & masonry                                  |
| no greater than 35%  Floor Loads (per SF) 150 lbs./SF  Avg Slab-to-Slab 12' Ceiling Heights  Column Spacing 10'  Elevators 1 passenger, 1 freight  HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating   | Renovations          | Lobby - 1998                                     |
| Avg Slab-to-Slab Ceiling Heights  Column Spacing 10'  Elevators 1 passenger, 1 freight  HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating  | Loss Factor          |  |
| Ceiling Heights  Column Spacing 10'  Elevators 1 passenger, 1 freight  HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating   | Floor Loads (per SF) | 150 lbs./SF                                      |
| Elevators  1 passenger, 1 freight  HVAC  Tenant-controlled package air-cooled units, perimeter steam and pipe heating  | •                    | 12'  |
| HVAC Tenant-controlled package air-cooled units, perimeter steam and pipe heating  | Column Spacing       | 10'  |
| perimeter steam and pipe heating   | Elevators            | 1 passenger, 1 freight                           |
| Electrical 12 watts/RSF  | HVAC                 | ·  |
|  | Electrical           | 12 watts/RSF                                     |

| Windows                       | Double-insulated, operable  |
|-------------------------------|---|
| Fire &<br>Life Safety Systems | Class E fire alarm system with outside central station, building fully sprinklered  |
| Security Access               | Guard present 8 am - 7 pm, M-F, key card access, closed-circuit cameras   |
| Building Hours                | Guard present 8 am - 7 pm,<br>24/7 tenant access  |
| Telecom Providers             | Verizon, Spectrum   |
| Cleaning                      | Common Areas M-F  |
| Bicycle Storage               | None  |
| Municipal Incentives          | N/A   |
| Transportation                | 34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33 Street PATH Station (Orange, Blue), 33rd Street (4,5,6), 34th St-Penn Station (A,C,E,1,2,3), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains |
| Amenities<br>(Neighborhood)   | Times Square, Crunch Gym, Madison<br>Square Garden, Fresh & Co, UPS Store,<br>Capitol Cutlery, Macy's, short walk to<br>Bryant Park. AMC Loews 34th Street  |
|                               |   |