

BUILDING SPECIFICATIONS

Location	West 22nd Street between 5th and 6th Avenue
Year Built	1910
Architect	William Harvey Birkmire
Building Size	165,000 SF
Floors	12, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2003
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	100 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	2 passenger, 2 freight
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	12 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Verizon, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	PATH Trains from 23rd Street Station (Orange & Blue), East 23rd Station (N,Q, R, W), 23rd Street Station (4,5,6), 23rd Street Station (1,2)
Amenities (Neighborhood)	Flatiron Building, Madison Square, Eatly Flatiron, Trader Joe's, Restoration Hardware, Home Depot, SUGARFISH Flatiron, Cosme Modern Mexican, Equinox Flatiron