

BUILDING SPECIFICATIONS

Location	Varick Street between King Street and West Houston Street
Year Built	1924
Architect	Frank S. Parker
Building Size	490,000 SF
Floors	12, plus mezzanine, 1 below-grade
Construction	Concrete, steel rebar, bluestone
Renovations	Boiler conversion - 2013; elevators - 2016; windows - 2016
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	250 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'3"
Column Spacing	21'4" x 18'4"
Elevators	4 public, 2 private, 3 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, 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, Cogent
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Municipal Incentives	N/A
Transportation	Houston St Station (1), Spring St Station (C,E), quick access to Holland Tunnel
Amenities (Neighborhood)	Film Forum, Port Sa'id, Westville Hudson, Charlie Bird, Blue Ribbon Sushi, Glaze, Houseman, Equinox Printing House, Pier 40, Gregorys Coffee, Chop't Salad, Fedex