

BUILDING SPECIFICATIONS

Location	West 38th Street between 7th and 8th Avenues
Year Built	1910
Architect	Frank J. Helmle
Building Size	160,000 SF
Floors	13, plus penthouse, 1 below-grade
Construction	Steel & masonry
Renovations	Corridors - 2016; elevators - 2018
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	12'
Column Spacing	10'
Elevators	2 passenger, 2 freight
HVAC	Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Interior fire alarm system with outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Pilot Fiber, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), 34th St-Penn Station (A,C,E,1,2,3), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Pret, Moynihan Food Hall, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Best Bagel and Coffee