

BUILDING SPECIFICATIONS

West 37th Street between 7th and 8th Avenue	Fire & Life Safety Systems Security Access	Interior fire alarm system with outside central station, defibrillator, building fully sprinklered
1924		
Gronenberg & Leuchtag		24/7 attended lobby, key card access, closed-circuit cameras
271,000 SF	Building Hours	24/7 with guard
19, plus mezzanine, 1 below-grade	Telecom Providers	Pilot, Spectrum, Verizon
Steel & masonry	Cleaning	Common Areas M-F
Elevators - 2014; lobby - 2016	Bicycle Storage	None
Full floors: 27%; Multi-tenanted floors: no greater than 35%	Municipal Incentives	N/A
150 lbs./SF	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
12'		
10'		
4 passenger, 4 freight	Amenities (Neighborhood)	District Social, Stitch Bar, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel
Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating		
6 watts/RSF		
Double-insulated, operable		
	7th and 8th Avenue 1924 Gronenberg & Leuchtag 271,000 SF 19, plus mezzanine, 1 below-grade Steel & masonry Elevators - 2014; lobby - 2016 Full floors: 27%; Multi-tenanted floors: no greater than 35% 150 lbs./SF 12' 10' 4 passenger, 4 freight Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating 6 watts/RSF	7th and 8th AvenueLife Safety Systems1924Security AccessGronenberg & LeuchtagBuilding Hours271,000 SFBuilding Hours19, plus mezzanine, 1 below-gradeTelecom ProvidersSteel & masonryCleaningElevators - 2014; lobby - 2016Bicycle StorageFull floors: 27%; Multi-tenanted floors: no greater than 35%Municipal Incentives150 lbs./SFTransportation12'10'4 passenger, 4 freightAmenities (Neighborhood)Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating 6 watts/RSFAmenities (Neighborhood)