

# BUILDING SPECIFICATIONS

<b>Location</b>	Corner of First Avenue and East 17th Street	<b>Fire &amp; Life Safety Systems</b>	Fully sprinklered, new fire alarm, ARCs system
<b>Year Built</b>	1968	<b>Security Access</b>	24/7 access for tenants
<b>Building Size</b>	146,000 SF	<b>Building Hours</b>	24/7 for tenants
<b>Floors</b>	24, 2 below grade parking levels	<b>Telecom Providers</b>	RCN
<b>Construction</b>	Reinforced concrete and masonry	<b>Bicycle Storage</b>	Onsite, Interior
<b>Renovations</b>	Entire building gut renovation, 2019-2020	<b>Transportation</b>	Three blocks down to the First Avenue L Station. Four blocks over to Union Square with connection to the 4,5,6 and N,Q,R,W lines
<b>Floor Loads (per SF)</b>	40 psf	<b>Amenities (Neighborhood)</b>	Artichoke Pizza, Citibank, Walgreen's, David's Bagels, Bagel Boss, Starbucks, Chipotle, Trek Bicycle, Bond Vet and Stuyvestant Square Park
<b>Avg Slab-to-Slab Ceiling Heights</b>	8 feet		
<b>Elevators</b>	3 passenger		
<b>HVAC</b>	Water source console heat pumps		
<b>Windows</b>	Double-pane tenant operable		