

BUILDING SPECIFICATIONS

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| Location | Corner of East 16th Street and Irving Place |
| Year Built | 1909 |
| Architect | Goldwin Starrett & Van Vleck |
| Building Size | 180,000 SF |
| Floors | 12, plus mezzanine, 1 below-grade |
| Construction | Masonry & steel |
| Renovations | Sidewalk - 2011; roof - 2016; local law 11 - 2016 |
| Loss Factor | Full floors: 27%; Multi-tenanted floors: no greater than 35% |
| Floor Loads (per SF) | 120 lbs./SF |
| Avg Slab-to-Slab Ceiling Heights | 11' |
| Column Spacing | 25' |
| Elevators | 6 passenger, 1 freight |
| HVAC | Tenant-controlled package air-cooled units, perimeter steam and pipe heating |
| Electrical | 6 watts/RSF |

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| Windows | Double-insulated, operable; Three sides of windows |
| Fire & Life Safety Systems | Class E fire alarm system with command station, building fully sprinklered |
| Security Access | Guard on duty 8am - 6pm, key card access, closed-circuit cameras |
| Building Hours | Guard on duty 8am - 6pm, 24/7 tenant access |
| Telecom Providers | Cogent, Spectrum, Pilot Fiber. Building fully wired for fiber optics |
| Cleaning | Common Areas M-F |
| Bicycle Storage | Yes |
| Municipal Incentives | N/A |
| Transportation | Subway: Lines 4, 5, 6, L, N, Q, R and W at 14 Street/Union Square Station. L Line at 3rd Avenue Station |
| Amenities (Neighborhood) | Trader Joe's, Whole Foods, Think Coffee, Union Square, Stuyvesant Square, Regal Theater Complex, AMC Theaters, Union Square Greenmarket Farmer's Market, Gramercy Park |