

BUILDING SPECIFICATIONS

| | |
|----------------------------------|--|
| Location | 7th Avenue between West 28th Street and West 29th Street |
| Year Built | 1920 |
| Architect | Schwartz & Gross |
| Building Size | 245,000 SF |
| Floors | 22 |
| Construction | Steel & masonry |
| Renovations | Sidewalk - 2011; local law 11 - 2017; lobby - 2018; entrance - 2018 |
| 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 | 20-25' |
| Elevators | 5 passenger, 2 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 central station monitor, defibrillator, building fully sprinklered |
| Security Access | 24/7 attended lobby, key card access, closed-circuit cameras |
| Building Hours | 24/7 with guard |
| Telecom Providers | Cogent, RCN, Spectrum, Verizon |
| Cleaning | Common Areas M-F |
| Bicycle Storage | Yes |
| Municipal Incentives | N/A |
| Transportation | 23rd Street (E), 23rd Street (1,2), 23rd Street PATH (Orange, Blue), 28th Street (N,Q,R,W), 28th Street (1,2), 34th Street-Penn Station (1,2,3, A,C,E), Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood) | The High Line, Chelsea Piers, Fashion Institute of Technology, Whole Foods Market, Panera Bread, CityMD, 330 Bar & Grill |