

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, Pilot Fiber
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), The Moynihan Train Hall for Amtrak and regional trains
Amenities (Neighborhood)	The High Line, Chelsea Piers, Fashion Institute of Technology, Whole Foods Market, Panera Bread, CityMD