

BUILDING SPECIFICATIONS

Location	Corner of East 149th Street and Courtlandt Avenue
Year Built	1927
Architect	Starrett & VanVleck
Building Size	89,000 SF
Floors	10, 1 below-grade
Construction	Masonry & stone
Renovations	Lighting - 2016
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	60 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	3 passenger
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Fire alarm system, defibrillator, building fully sprinklered
Security Access	Guard on duty 8 am - 6 pm M-F, closed circuit-cameras
Building Hours	8 am - 6 pm M-F
Telecom Providers	Optimum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	Yes - in LSNY storage room in basement
Municipal Incentives	N/A
Transportation	3rd Ave-149th St Station (2,5)
Amenities (Neighborhood)	Lincoln Medical Center, H&R Block, Citibank, Bronx Terminal Market, Hostos Community College, Universal Hip Hop Museum, Planet Fitness