

BUILDING SPECIFICATIONS

Location	West 39th Street between 8th and 9th Avenue
Year Built	1929
Architect	Frank S. Parker
Building Size	41,500 SF
Floors	4, 1 below-grade
Construction	Masonry
Renovations	Elevators - 2015
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	12'
Column Spacing	12'
Elevators	Two combination large passenger/ service elevators
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, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	N/A
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), 34th St-Penn Station (A,C,E,1,2,3), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains, 33rd Street PATH (Orange, Blue), easy access to Lincoln Tunnel
Amenities (Neighborhood)	Madison Square Garden, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel