

BUILDING SPECIFICATIONS

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| Location | Thomas Street between Church Street and West Broadway |
| Year Built | 1891 |
| Architect | Jardine, Hill & Murdock |
| Building Size | 132,000 SF |
| Floors | 7, 1 below-grade |
| Construction | Steel & concrete |
| Renovations | Fire alarm - 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 | 11'5" |
| Column Spacing | 13'6" x 21' |
| Elevators | 2 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 |
| Fire & Life Safety Systems | Class E fire alarm system with command station, building fully sprinklered |
| Security Access | Security by tenant, closed-circuit cameras |
| Building Hours | 24/7 tenant access |
| Telecom Providers | Verizon, Spectrum, Pilot Fiber |
| Cleaning | Common Areas M-F |
| Bicycle Storage | N/A |
| Municipal Incentives | N/A |
| Transportation | Franklin Street Station (1,2), Chambers Street Station (1,2,3), Chambers Street Station (J,M,Z), City Hall (N,R,W), Brooklyn Bridge City Hall Station (4,5,6). Chambers Street (A), World Trade Center PATH (Green, Red), Brookfield Place/Battery Park City Ferry Terminal |
| Amenities (Neighborhood) | Frenchette Bakery, Nish Nush Mediterranean, Aire Ancient Baths, Crunch Tribeca, The Odeon, The Armoury, Rag & Bone, Tamarind Tribeca, Whole Foods |