

BUILDING SPECIFICATIONS

Location	East side of 11th Street between 44th Drive and 44th Road
Year Built	1931
Architect	N/A
Building Size	55,000 SF
Floors	3, 1 below-grade
Construction	Brick
Renovations	Interior renovations - 2008
Loss Factor	Full floors: 27%; multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	18.5'
Column Spacing	20' x 26'
Elevators	1 freight
HVAC	Tenant-controlled package air-cooling units with gas-fired heating
Electrical	6 watts/RSF
Windows	Double-insulated
Fire & Life Safety Systems	Fire alarm system, building fully sprinklered

Security Access	Key card accessible
Building Hours	24/7 tenant access
Telecom Providers	Spectrum, XChange Communications
Cleaning	M-F Common Areas
Bicycle Storage	None
Municipal Incentives	As-of-Right Incentives: Relocation Employment Assistance Program (REAP), Energy Cost Savings Program (ECSP), and Commercial Rent Tax (CRT). Discretionary Incentives: Excelsior Jobs Program & Training Grants
Transportation	Subway Services: line 7 at Vernon-Blvd and Jackson Ave or Court Square, lines E and M at Court Square-23 St Station and line G at 21 Street-Van Alst Station. Montauk, Oyster Bay and Port Jefferson rail lines via Long Island City rail station. Access to Babylon, Far Rockaway and Ronkonkoma lines also nearby. Easy access to Queens Midtown Tunnel. Direct river connection to Wall Street Pier 11 via the Astoria ferry from the Long Island City ferry stop
Amenities (Neighborhood)	MoMA PS1 Art Museum, Gantry Plaza State Park, Queens West Sports Field, Rockaway Brewing Company, LIC Market