

BUILDING SPECIFICATIONS

Location	Corner of Exchange Place and William Street
Year Built	1893
Architect	John Townsend Williams
Building Size	300,000 SF
Floors	20, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2017; elevators - 2017; restrooms - 2017; building mechanicals - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	140 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'- 18'
Column Spacing	15'
Elevators	6 passenger, 1 freight
HVAC	Tenant-controlled air package units, perimeter steam and pipe heating
Electrical	6 watts/RSF
Windows	Double-insulated, tenant operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, building fully sprinklered

Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Lightpath, Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	The building qualifies for Lower Manhattan Incentives
Transportation	From Wall Street Station one minute away, take red 2 or 3 lines, or the 4 and 5 from the green line Wall Street Station, five minutes away. Six minutes away is the Rector St. Station for the 1, N, R and W lines. Catch the J, Z lines at Broad St. Station, a three-minute walk. Find ferries at Pier 11 / Wall St Ferry Terminal, Staten Island Ferry or Battery Park City Piers. PATH trains at the World Trade Center Station
Amenities (Neighborhood)	SoulCycle FiDi, New York Stock Exchange, Battery Park, numerous museums, Department of Motor Vehicles, New York Health & Racquet Club, Cipriani Wall Street and The Capital Grille, Stone Street shops
Building Website	40xnyc.com