

# BUILDING SPECIFICATIONS

Location	West 45th Street between 9th and 10th Avenue
Year Built	1918
Architect	Buchman & Fox
Building Size	57,000 SF
Floors	7, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2012
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	2 passenger
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/SF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with outside central 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	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	42nd Street (A,C,E), Port Authority Bus Terminal, 49th Street Station (N,Q,R,W), Quick access to the Lincoln Tunnel
Amenities (Neighborhood)	Five Napkin Burger, Nizza Restaurant, Marseille Restaurant and Bar, Juice Press, Gregory's Coffee, Times Square