

# BUILDING SPECIFICATIONS

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

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)	Arcade Bakery, Nish Nush Mediterranean, Aire Ancient Baths, Baked, Crunch Tribeca, The Odeon, The Armoury, Rag & Bone, Ninja New York, Tamarind Tribeca, Whole Foods