

TECHNICAL SPECIFICATIONS

GROSS BUILDING

AREA

330,000 rsf

FLOORS

12 Stories

YEAR BUILT/ RENOVATED 1895/2025

CONSTRUCTION

Structural steel, terra cotta, concrete, cast stone

FLOOR SIZES

Office floors 2-11: 30,802 rsf

FLOOR HEIGHTS (SLAB TO SLAB) Floors 2-11: 14' - 0"

Ground: 20' - 0"

OUTDOOR AREA

7,500 SF Roof deck

BUILDING **AMENITIES** Activated roof deck, tenant lounge, cellar storage, private

entrance and lobby on Crosby Street

BICYCLE STORAGE

Bicycle storage in cellar

HVAC/BUILDING **SYSTEMS**

New systems proposed for renovation, cooling tower

SECURITY

Uniformed security guards staffed at the concierge desk 24

hours a day, 7 days per week

FIRE STAIRS

Stairwells are oversized to exceed New York City and International

Building Code Requirements

LIVE LOAD

All tenant floors are 66 lbs. live load.

RESTROOMS

Restrooms are 100% ADA compliant and include extra fixtures

ADA

ACCESSIBILITY

The building is fully ADA compliant Building Management

ELECTRICAL

6 Watts per rsf demand load exclusive of base building air conditioning

TELECOM

Spectrum, Verizon, Pilot Fiber, Century Link, Global Capacity, Bway Net

ELEVATORS

Six (6) Passenger elevators One (1) Oversized freight elevator

LIFE SAFETY

The building Class "E" addressable fire alarm system with Fire Command

Station located in the main lobby. The building is fully sprinklered in

accordance with the NYC Building code and each floor has an individual

smoke exhaust system