

# BUILDING SPECIFICATIONS

## OVERVIEW

- 25 story, 579,553 SF office building
- Constructed in 1911 and renovated in 2015-2018
- Building structure is Concrete Encased Steel, Limestone Façade L-4, Glazed Brick 5-PH with Terra Cotta Banding on Floors 20-25
- Live loads of 75 lbs/sf
- Fully sprinklered with new Class-E automated life safety systems
- ADA compliant

## MANAGEMENT

- Cannon Hill Capital Partner
- AM Property Holding Corp.

## LOBBY

- Newly renovated two-story marble lobby with renovated entrance on Maiden Lane with security desk

## NEW BUILDING STANDARD FINISHES

- Elevator lobbies, common corridors, and restrooms are being upgraded and modernized with new high end finishes designed by Fogarty Finger

## ELECTRICAL

- 6 watts per square foot demand load for tenant electric, expandable to 11 Watts per square foot on limited basis

## ELEVATORS

- 12 high speed passenger elevators, modernized with a destination dispatch system and newly renovated passenger cabs
- 2 service elevators, each with a 3,500 lb capacity, one servicing the Sub-Basement to the 25th floor and the other servicing the sub-basement to the 2nd floor

## ROOF

- Antenna and satellite dish space available

## BUILDING MANAGEMENT SYSTEM (BMS)

- New Siemens BMS installed in 2016

## MECHANICAL

- New Cummins 300 KW generator
- Three 350 Ton York Frequency Drive Chillers
- Five Con Ed Steam Heat Exchangers Provide Heat & Domestic Hot Water
- Two EVAPCO 1,200 Ton Cooling Towers
- 12 Main AHUs Provide HVAC to Tenant Spaces

## SUPPLEMENTAL COOLING

- Based on tenant need and availability

## BUILDING ARCHITECT

- Fogarty Finger

## COMMUNICATIONS

- Building wired for Voice & Data by Lightpath, Lightspeed, Time Warner, and Verizon

## BUILDING HOURS OF OPERATION (EXCLUDING BUILDING HOLIDAYS)

- Monday to Friday 8:00am to 6:00pm

## SECURITY & TENANT ACCESS

- Lobby security is in place 24/7
- Turnstiles and proximity electronic card system give tenants access to building entrances and elevators 24 hours a day, 7 days a week