



BUILDING SPECIFICATIONS

LOCATION	Northeast corner of 18th Street and Park Avenue South
YEAR BUILT	1914
ARCHITECT	Maynicke & Franke
BUILDING SIZE	338,636 rsf
BUILDING HEIGHT	Twenty (20) Floors
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry Lobby under renovation
FLOOR SIZES	Floors 2-15 17,255 rsf Floors 16-17 16,612 rsf Floor 18 16,686 rsf Floors 19-20 16,679 rsf
TYPICAL SLAB HEIGHTS	Retail 19' 6" 2-3 13' 3" 4-20 11' 6"
COLUMN SPACING	18'6"
ELEVATORS	<ul style="list-style-type: none">· Four (4) passenger elevators, three (3) freight· Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors· Loading dock located on 18th Street
HVAC/SUPPLEMENTAL COOLING	Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison
ELECTRIC	Up to six (6) Watts per square foot exclusive of A/C available for tenant use
LIFE/SAFETY	Fully sprinkled; addressable Class E System
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby CCTV surveillance in public areas and all elevators
TELECOM/CABLE	Verizon, Broadview Networks, Light Tower, Time Warner Cable Wired Certified Gold
TRANSPORTATION	Close proximity to subway lines: 4, 5, 6, L, N, Q, R
AMENITIES	Near Union Square, The W Hotel and fine dining restaurants
ENERGY PERFORMANCE	Energy Star rated

