

BUILDING SPECS

OWNER	Herald Square Owner LLC
LOCATION	The property is located on a prime corner of Herald Square at the intersection of Sixth Avenue, Broadway and 34th Street
YEAR BUILT	1909
ARCHITECT	Townsend, Steinle & Haskell
BUILDING SIZE	371,478 RSF
BUILDING CONSTRUCTION	Steel and Masonry
FLOOR LAYOUT	Side Core
FLOOR SIZES	Floors 2 – 3: 37,000 RSF Floors 4, 6 – 11: 29,000 RSF Floor 5: 31,000 RSF Penthouse: 4,700 RSF
SLAB HEIGHTS	Floors 2 – 3: 15' – 16' Floors 4 – 5: 11' Floors 6 – PH: 10'
SECURITY	CCTV Tenant Private Lobbies: 24/7 Security
ELEVATORS	Three (3) private lobbies, One (1) freight 34th Street: Three (3) passenger elevators 35th Street: Two (2) passenger elevators Broadway: Three (3) passenger elevators
ELECTRIC CAPACITY	480 volt 35th street - 2 (4000 volts) 34th Street 2 (4000 volts)
HVAC	The building has a cooling tower on the roof that has two (2) cells 875 ton (per cell) for base building. Individual cooling towers service each tenant.
LIFE/SAFETY	Addressable Class E Fire Alarm System 400 Kw Generator will provide back up for life safety (coming in 2019) Building fully sprinklered (by July 2019)
TELECOM/CABLE	Verizon, Time Warner
TRANSPORTATION	B, D, F, M, N, Q, R Close proximity to Penn Station

