

LOCATION	Southwest corner of 23rd Street and Park Avenue South
YEAR BUILT	1908 Renovated: 2007
BUILDING SIZE	220,769 rsf
BUILDING HEIGHT	Twelve (12) floors plus Penthouse
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry
FLOOR SIZES	Floors 2-11 18,045 rsf Floor 12 8,737 rsf Penthouse 5,500 rsf
TYPICAL SLAB HEIGHTS	Retail 16' 9" 2nd 12'9" 3-12 12
COLUMN SPACING	E-W 18'3" N-S 13'9"
ELEVATORS	Five (5) passenger elevators, One (1) freight Loading dock located on Park Avenue South
HVAC/SUPPLEMENTAL COOLING	Air cooled tenant controlled A/C units- Steam heat 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 CCTV surveillance in public areas and all elevators
TELECOM/CABLE	Verizon, XO Communications and Time Warner Cable Wired Certified Silver
TRANSPORTATION	Close proximity to Subway Lines: 4, 5, 6, N, R, W, F, V
AMENITIES	Near Madison Square Park, Gramercy Park, and Union Square
ENERGY PERFORMANCE	Energy Star rated

