

FIFTEEN  
LAIGHT



Built With  
Character

## BUILDING SIZE 113,848 RSF

### FLOOR HEIGHT

1st Floor:	18'7"
2nd Floor:	14'3"
3rd Floor:	14'3"
4th Floor:	14'3"
5th Floor:	14'3"
6th Floor:	12'5"
6th Fl Mezz:	12'5"
8th Floor:	13'6"

### 8 STORIES ABOVE GRADE

- Retail on the ground floor
- Office on floors 2-8
- 6M is a mezzanine for the 6th floor
- 1 Floor below grade
- Ability to create parking garage or amenity space

FIFTEEN  
LAIGHT

### COLUMN SPACING

Spacing varies between floors, but the average range is between 30'-48'.

### TERRACES

Terrace space on every floor. Large roof top terrace space with ability to create outdoor amenity or work spaces.

### SECURITY

Lobby desk is manned 24 hours a day, seven days a week. Hard-wired security cameras monitor and record entrance and exits. Tenants will have electronic ID access cards.



# FIFTEEN LAIGHT

## ACCESSIBILITY

The building is fully ADA compliant.

## STRUCTURE

The building is framed with steel superstructure and concrete shear walls. Floors are reinforced concrete slabs on composition metal deck.

## CELLAR

Includes the following amenities: Bike Storage, lockers and showers accessible to all tenants. There is also -6,000 SF suitable for a lounge, fitness center or parking garage.

## ELECTRIC

4,000 amp, 120/208 volts, 3 phase and 4 wire service from the cellar level.

## HVAC

Baseboard heating provided by gas fired boilers located on the roof. Natural gas supplied by Con Edison. AC is provided by water cooled package units, one per floor.

## EMERGENCY GENERATOR

Emergency power for lighting stairwells, exit signs, corridors and maintaining fire, life and safety systems is provided by a diesel generator located on building roof.

## TELECOM

Telecom entrances on Laight and Varick. Dedicated IT/FA closets on each floor with fire rated enclosures.

## SUSTAINABILITY

Targeted LEED Silver Certification and will be WELL Certification for Tenant T1 Installation.

