



BUILDING SPECIFICATIONS

LOCATION: On the South side of Canal Street and the West side of Elizabeth Street in Chinatown Manhattan submarket of City Hall.

OWNER: ASB George Canal, LLC

MANAGEMENT: George Comfort & Sons, Inc.

YEAR BUILT: 1894

RENOVATIONS: 1989, 2015 & 2016

SECURITY/ACCESS: Attended Security Desk from 7:00 am to 11:00 pm on Monday through Friday, and 8:30 am to 6:30 pm on Saturday and Sundays.

BUILDING HOURS: 24/7 Access through Key Card System

HEIGHT: 6 Stories

BUILDING SIZE: 51,719 RSF

FLOOR SIZES: 5,916 RSF - 8,567 RSF

SLAB TO CEILING: 11'0"

ELEVATORS: The building has two (2) Passenger Elevators, one (1) located on the Canal Street entrance and one (1) located on the Elizabeth Street entrance.

ELECTRIC: Electricity for the building is measured on a submeter basis, which is paid by Tenant.

LIFE/SAFETY: The building has two (2) stairwells, one (1) of which is a Fire Tower.

EMERGENCY POWER: None.

TELECOM/CABLE: Wired Silver, Verizon is offered throughout the building.

LOADING DOCK: None.

AWARDS: Wired Silver.

HVAC HOURS: Tenant Controlled.

HEATING: The first (1st) and second (2nd) floors are heated by perimeter radiators which utilize steam directly from the boiler. Floors 3 through 6 are heated by hot water radiators from a steam heat exchange tank in the basement.

COOLING: Tenant cooling is provided by package units located in the windows of the Tenant's space which consumption is measured on a submeter basis.

SUPPLEMENTAL AIR: None.

AMENITIES: None.

TRANSPORTATION: Ideally located in Chinatown which is conveniently located near the Canal Street subway station which provides access to the 4, 5, 6, J, N, Q, R, W, and Z lines. A few blocks further West the Canal Street subway station provides access to the 1, A, C, and E lines. The Manhattan Bridge entrance is located a block East of the Building.

