



BUILDING SPECIFICATIONS

**LOCATION:** On the North side of West 38th Street, block thru to West 39th Street for the first four (4) floors, between Eighth and Ninth Avenues in the Times Square South Office Sub-Market of Midtown Manhattan.

**OWNER:** Glenhill Associates, LLC

**MANAGEMENT:** George Comfort & Sons, Inc.

**ARCHITECT:** Henry I. Oser

**YEAR BUILT:** 1933

**RENOVATIONS:** Lobby, Storefront, Common Corridors and Common Bathrooms were renovated in 2019. New infrastructure was renovated in 2020.

**SECURITY/ACCESS:** Attended Security Desk from 8:00 am to 10:00 pm, 7 days a week. Building Porter from 10:00 pm to 8:00 am. CCTV monitoring Lobby, Exits, Elevators, and Sidewalks.

**BUILDING HOURS:** 24/7

**HEIGHT:** 21 Stories + 4 Story Annex

**BUILDING SIZE:** 302,055 SF

**FLOOR SIZES:** 7,000 RSF - 20,000 RSF

**SLAB TO CEILING:** Slab to Slab approximately 11'0"

**COLUMN SPACING:** Free Column space thirty (30) feet each from each end of the East and West sides of the building.

**FLOOR LOAD:** 120 lbs. Live Load

**ELEVATORS:** Seven (7) Passenger Elevators, Five (5) of such serve floors 13 - 20 and Two (2) serve all other floors, and One (1) Freight Elevator serves floors BSMT - 20.

**ELECTRIC:** ConEd; Submetered.

**EMERGENCY POWER:** Generator.

**TELECOM/CABLE:** Wired Platinum. Multiple provideers offered at the building include Verizon, Time Warner Cable, Broadview, and Rainbow.

**LIFE/SAFETY:** Two (2) means of egress throughout the building, Two (2) Stairwells provide exits to all floors, One (1) of which is a Fire Tower.

**HVAC HOURS:** Tenant Controlled.

**HEATING:** Gas Burner.

**COOLING:** Air Conditioning is provided by electric driven package units of approximately twenty (20) tons each per floor on the 4th, 6th, 7th, & 15th Floors with 9th, 13th, 16th, 17th, & 18th Floors partially covered and the balance of the Tenants have window units. These units are air cooled. Cooling is supplied to the floors through fans and air handlers. Cooling is provided through an interior and perimeter ducted ceiling grid with local controls.

**SUPPLEMENTAL AIR:** Maintenance of all HVAC units in the building are the Tenant's responsibility.

**AWARDS:** LEED Gold, Energy Star Rated (87), Wired Platinum.

**LOADING DOCK:** Entrance on 39th Street with direct access to one (1) Freight Elevator.

**AMENITIES:** None.

**TRANSPORTATION:** Ideally located four (4) blocks away from the Port Authority which provides access to all of North New Jersey through Bus Services, as well being four (4) blocks away from Penn Station which provides access to LIRR, NJ Transit, as well as Subway access to the 1, 2, 3, A, C, and E train lines. The property is also ten (10) blocks away from Grand Central which provides access to Metro North for all commuters from Westchester and Connecticut.

