



BUILDING SPECIFICATIONS

<b>LOCATION:</b>	Located on the North side of 18th Street in between Fifth Avenue and Avenue of the Americas.	<b>TELECOM/CABLE:</b>	Wired Gold, services offered in the building include Pilot Fiber, Verizon FIOS, RCN Fiber, Spectrum, Verizon.
<b>OWNER:</b>	West 18th Street Venture, LLC	<b>HVAC HOURS:</b>	Tenant Controlled.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>HEATING:</b>	A 2,800 lbs. boiler provides steam to each floor to provide heat which is distributed via Tenant's HVAC system.
<b>YEAR BUILT:</b>	1900	<b>COOLING:</b>	Air Conditioning is provided by all electric, package units on each floor by various manufacturers utilizing exterior wall apertures for condensation and fresh air intake.
<b>RENOVATIONS:</b>	2016	<b>SUPPLEMENTAL AIR:</b>	Additional supplemental air cooled units are based on Tenant's needs.
<b>CONSTRUCTION:</b>	The building consists of brick and limestone exterior walls with a concrete foundation and concrete-encased steel with cast iron pope column construction. The floors are poured concrete. In 2016, the building was updated with a new lobby and a new passenger elevator.  <u>Windows:</u> The building has double-glazed, double hung windows set in dark bronze anodized frames.	<b>AWARDS:</b>	Energy Star Rated (87), Wired Gold.
<b>SECURITY/ACCESS:</b>	24/7 Building Access with Lobby Security Mon-Fri between 9:00 am and 4:00 pm. Key Card Access for After-Hours.	<b>LOADING DOCK:</b>	None.
<b>BUILDING HOURS:</b>	Building Attended between 8:00 am and 5:00 pm on Monday thru Friday.	<b>AMENITIES:</b>	Tenant Controlled A/C, Freight Elevator Access, Storage, and Attended Lobby
<b>HEIGHT:</b>	9 Stories	<b>TRANSPORTATION:</b>	Easy Access to the Union Square Subway Station which provides access to the 4, 5, 6, L, N, Q, and R Subway Lines. The building is also a few blocks from the 23rd Street PATH Station which provides access to Jersey City and Hoboken.
<b>BUILDING SIZE:</b>	48,875 RSF		
<b>FLOOR SIZES:</b>	5,377 RSF		
<b>SLAB TO CEILING:</b>	12'6" - 10'7"		
<b>FLOOR LOAD:</b>	120 lbs. per USF		
<b>ELEVATORS:</b>	One (1) Passenger Elevator and One (1) Freight Elevator, both with a 2,500 lbs. capacity.		
<b>ELECTRIC:</b>	Three-phase, 10/208-volt through a Buss fuse disconnected rated 1200 amperes per leg. Each is separately metered with 200 Amps per floor.		
<b>LIFE/SAFETY:</b>	Class E Fire Alarm System with pull stations, smoke detectors, emergency lighting, and fire extinguishers on each floor. Two means of egress, one of which is a fire tower. Building is fully sprinklered.		
<b>EMERGENCY POWER:</b>	None.		

