



BUILDING SPECIFICATIONS

<b>LOCATION:</b>	1 & 2 Manhattanville Road, Purchase, NY 10577. Located right off of Exit 27 on the Merritt Parkway in Purchase, NY. Exit 1 off of I-684 and minutes from I-287, I-95, Bronx River & Taconic Parkways.	<b>HVAC HOURS:</b>	Monday to Friday from 8:00 am to 6:00 pm, and 8:00 am to 1:00 pm on Saturdays. (After hours available at Tenant's request at a Standard Rate).
<b>OWNER:</b>	OCC Purchase LLC	<b>LIFE/SAFETY:</b>	Fully Sprinklered. State of the art addressable fire alarm system.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>HVAC:</b>	The air conditioning and ventilation system is comprised of sixteen (16) individually controlled 50 ton rooftop package units. Each floor is serviced by two (2) package units. Supply air is ducted through two (2) airshafts located on the East and West sides of the building. Heat is provided by four (4) gas fired water boilers and four (4) circulating pumps that deliver hot water to perimeter convector units controlled by individual zone thermostats.
<b>ARCHITECT:</b>	CPG Architects	<b>SUPPLEMENTAL AIR:</b>	Tenant owned.
<b>YEAR BUILT:</b>	1984	<b>PARKING:</b>	Four (4) Parking Spaces per one thousand (1,000) SF leased.
<b>RENOVATIONS:</b>	2022	<b>LOADING DOCK:</b>	None.
<b>SECURITY/ACCESS:</b>	24-Hour Access.	<b>AMENITIES:</b>	<ul style="list-style-type: none"> <li>- Fitness Center w/ Sauna, Showers, and Locker Room</li> <li>- Two (2) Full-Service Cafeterias</li> <li>- Outdoor Seating for Dining</li> <li>- Shuttle to Rye Train Station</li> <li>- Bee Line Bus Service to White Plains</li> <li>- On-Site Management</li> <li>- Dry Cleaning Pick-up &amp; Delivery Service</li> <li>- Pharmacy Service</li> <li>- 40 Acre park-like setting w/ Pond.</li> <li>- Internet based Tenant Work Orders</li> </ul>
<b>BUILDING HOURS:</b>	24/7	<b>TRANSPORTATION:</b>	Located right at the crossroads of I-95, Merritt Parkway, I-684, and Route 1 provides access to any highway Westchester and the Northeast has to offer. Located a 5 minute drive from the Westchester County Airport. Shuttle back and forth from the Port Chester Train Station allows access from New York City and all of Metro-North.
<b>HEIGHT:</b>	4 Stories		
<b>BUILDING AREA:</b>	Park: 671,000 RSF Bldg. 1: 156,000 RSF Bldg. 2: 171,000 RSF		
<b>ACRES:</b>	42.6 acres		
<b>SLAB TO CEILING:</b>	11'3"		
<b>CONSTRUCTION:</b>	Structural steel frame and concrete slabs. Façade is anodized aluminum and reflective glass curtainwall.		
<b>FLOOR LOAD:</b>	50 lbs. PSF Live Load.		
<b>ELEVATORS:</b>	Bldg. 1: 3 Elevators Bldg. 2: 3 Elevators		
<b>ELECTRIC:</b>	6 Watts PSF demand load exclusive of base building air conditioning. The electricity at the Centre at Purchase is fed from one of two diverse utility company primary feeders to an ATS. In Buildings 1 & 2, two 2,000 KVA transformers feed the two buildings primary 480 volt service. Tenant loads on the floors are fed via two 2,000 amp bus duct risers.		
<b>TELECOM/CABLE:</b>	All floors have access to the buildings fiber optics. Current providers include Verizon, Lightpath, RCN, Optimum Online.		





BUILDING SPECIFICATIONS

<b>LOCATION:</b>	3 Manhattanville Road, Purchase, NY 10577. Located right off of Exit 27 on the Merritt Parkway in Purchase, NY. Exit 1 off of I-684 and minutes from I-287, I-95, Bronx River & Taconic Parkways.	<b>LIFE/SAFETY:</b>	Fully Sprinklered. State of the art addressable fire alarm system.
<b>OWNER:</b>	OCC Purchase LLC	<b>HVAC:</b>	The air conditioning and ventilation system is comprised of four (4) individually controlled rooftop package units: two (2) 80 ton units and two (2) 48 ton units. Supply air is ducted through two (2) airshafts located on the North and South sides of the building. Heat is provided by two (2) banks of six (6) gas fired hot water boilers and two (2) circulating pumps that deliver hot water to perimeter connector units controlled by individual zone thermostats.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>SUPPLEMENTAL AIR:</b>	Tenant owned.
<b>YEAR BUILT:</b>	1990	<b>PARKING:</b>	Four (4) spaces per one thousand (1,000) SF leased to each Tenant.
<b>RENOVATIONS:</b>	2009	<b>LOADING DOCK:</b>	None.
<b>SECURITY/ACCESS:</b>	24-Hour Access.	<b>AMENITIES:</b>	<ul style="list-style-type: none"> <li>- Fitness Center w/ Sauna, Showers, and Locker Room</li> <li>- Two (2) Full-Service Cafeterias</li> <li>- Outdoor Seating for Dining</li> <li>- Shuttle to Rye Train Station</li> <li>- Bee Line Bus Service to White Plains</li> <li>- On-Site Management</li> <li>- Dry Cleaning Pick-up &amp; Delivery Service</li> <li>- Pharmacy Service</li> <li>- 40 Acre park-like setting w/ Pond.</li> <li>- Internet based Tenant Work Orders</li> </ul>
<b>BUILDING HOURS:</b>	24/7	<b>TRANSPORTATION:</b>	Located right at the crossroads of I-95, Merritt Parkway, I-684, and Route 1 provides access to any highway Westchester and the Northeast has to offer. Located a 5 minute drive from the Westchester County Airport. Shuttle back and forth from the Port Chester Train Station allows access from New York City and all of Metro-North.
<b>HEIGHT:</b>	3 Stories		
<b>BUILDING AREA:</b>	Park: 671,000 RSF Bldg. 3: 105,000 RSF		
<b>ACRES:</b>	42.6 acres		
<b>SLAB TO CEILING:</b>	12'0"		
<b>CONSTRUCTION:</b>	Structural steel frame and concrete slabs. Facade is anodized aluminum and reflective glass curtainwall.		
<b>FLOOR LOAD:</b>	50 lbs. PSF Live Load.		
<b>ELEVATORS:</b>	Bldg. 3: 3 Elevators		
<b>ELECTRIC:</b>	6 Watts PSF demand load exclusive of base building air conditioning. The electricity at the Centre at Purchase is fed from one of two diverse utility company primary feeders to an ATS. In Building 3, a 1,000 KVA transformers feed the buildings primary 480 volt service. Tenant loads on the floors are fed via two 2,000 amp bus duct risers.		
<b>TELECOM/CABLE:</b>	All floors have access to the buildings fiber optics. Current providers include Verizon, Lightpath, RCN, Optimum Online.		
<b>HVAC HOURS:</b>	Monday to Friday from 8:00 am to 6:00 pm, and 8:00 am to 1:00 pm on Saturdays. (After hours available at Tenant's request at a Standard Rate).		





BUILDING SPECIFICATIONS

<b>LOCATION:</b>	4 Manhattanville Road, Purchase, NY 10577. Located right off of Exit 27 on the Merritt Parkway in Purchase, NY. Exit 1 off of I-684 and minutes from I-287, I-95, Bronx River & Taconic Parkways.	<b>LIFE/SAFETY:</b>	Fully Sprinklered. State of the art addressable fire alarm system.
<b>OWNER:</b>	OCC Purchase LLC	<b>HVAC:</b>	The air conditioning and ventilation system is comprised of eight (8) individually controlled 100 ton rooftop package units. Each floor is serviced by two (2) package units. Supply air is ducted through two (2) airshafts located on the East and West sides of the building. Heat is provided by two (2) gas fired hot water boilers and two (2) circulating pumps that deliver hot water to perimeter convector units controlled by individual zone thermostats.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>SUPPLEMENTAL AIR:</b>	Tenant owned.
<b>YEAR BUILT:</b>	1984	<b>PARKING:</b>	Four (4) spaces per one thousand (1,000) SF leased to each Tenant.
<b>RENOVATIONS:</b>	2009	<b>LOADING DOCK:</b>	None.
<b>SECURITY/ACCESS:</b>	24-Hour Access.	<b>AMENITIES:</b>	<ul style="list-style-type: none"> <li>- Fitness Center w/ Sauna, Showers, and Locker Room</li> <li>- Two (2) Full-Service Cafeterias</li> <li>- Outdoor Seating for Dining</li> <li>- Shuttle to Rye Train Station</li> <li>- Bee Line Bus Service to White Plains</li> <li>- On-Site Management</li> <li>- Dry Cleaning Pick-up &amp; Delivery Service</li> <li>- Pharmacy Service</li> <li>- 40 Acre park-like setting w/ Pond.</li> <li>- Internet based Tenant Work Orders</li> </ul>
<b>BUILDING HOURS:</b>	24/7	<b>TRANSPORTATION:</b>	Located right at the crossroads of I-95, Merritt Parkway, I-684, and Route 1 provides access to any highway Westchester and the Northeast has to offer. Located a 5 minute drive from the Westchester County Airport. Shuttle back and forth from the Port Chester Train Station allows access from New York City and all of Metro-North.
<b>HEIGHT:</b>	4 Stories		
<b>BUILDING AREA:</b>	Park: 671,000 RSF Bldg. 1: 244,000 RSF		
<b>ACRES:</b>	42.6 acres		
<b>SLAB TO CEILING:</b>	11'3"		
<b>CONSTRUCTION:</b>	Structural steel frame and concrete slabs. Fa- cade is anodized aluminum and reflective glass cur- tainwall.		
<b>FLOOR LOAD:</b>	50 lbs. PSF Live Load.		
<b>ELEVATORS:</b>	Passenger: 6 Elevators Freight: 1 Elevator Dock Doors: 3 Elevators		
<b>ELECTRIC:</b>	6 Watts PSF demand load exclusive of base building air conditioning. The electricity at the Centre at Purchase is fed from one of two diverse utility compa- ny primary feeders to an ATS. In Building 4, a 2,000 KVA transformers feed the two buildings primary 480 volt service. Tenant loads on the floors are fed via two (2) 2,000 amp bus duct risers.		
<b>TELECOM/CABLE:</b>	All floors have access to the buildings fiber optics. Current providers include Verizon, Lightpath, RCN, Optimum Online.		
<b>HVAC HOURS:</b>	Monday to Friday from 8:00 am to 6:00 pm, and 8:00 am to 1:00 pm on Saturdays. (After hours available at Tenant's request at a Standard Rate).		

