



BUILDING SPECIFICATIONS

LOCATION: 1100 King Street, Rye Brook, NY 10573
1-6 International Drive

OWNER: 1100 King Associates, LLC

MANAGEMENT: George Comfort & Sons, Inc.

ARCHITECT: DMJA

YEAR BUILT: Phase 1 - 1983; Phase 2 - 1986

RENOVATIONS: Elevators: 2008
Restrooms: 2014
Lobby & Common: 2017
HVAC & BMS: 2017
Roofs: 2010
Amenities: 2016
Landscaping: 2017

SECURITY/ACCESS: 24/7 through Key Card Access

BUILDING HOURS: 24/7

HEIGHT: 3 Stories

PROPERTY: 24.95 Acres

BUILDING SIZE: 563,596 SF
Bldg. 1: 94,001 SF
Bldg. 2: 92,369 SF
Bldg. 3: 94,774 SF
Bldg. 4: 95,007 SF
Bldg. 5: 91,435 SF
Bldg. 6: 96,019 SF

FLOOR SIZES: Typical Floor Size: 32,000 SF

SLAB TO CEILING: 11'6"

COLUMN SPACING: 9' on center.

FLOOR LOAD: 70 lbs. PSF Live Load

ELEVATORS: Two (2) Elevators located in each of the six (6) buildings throughout the park. Two thousand five hundred (2,500) lbs. weight capacity.

ELECTRIC: Five (5) Watts PSF, dual electric feeds from two (2) separate substations from Harrison and White Plains.

LIFE/SAFETY: Fully Sprinklered throughout the park with addressable fire alarm panel.

EMERGENCY POWER: The building is equipped with a 450-kW diesel powered emergency generator with a three thousand (3,000) gallon fuel tank.

TELECOM/CABLE: Telecom services provided at the park include Verizon: Lightspan and Cablevision: Lightpath, Abovenet, NextGen, and Earthlink.

HVAC HOURS: Monday - Friday from 8:00 am to 6:00 pm (Excluding Holidays). Extended Hours available at the building standard rate.

HEATING: Perimeter heat pump system w/ RAV controls and a forty (40) ton water source heat pump per floor provide heating and cooling to Tenant's spaces.

COOLING: Perimeter heat pump system w/ RAV controls and a forty (40) ton water source heat pump per floor provide heating and cooling to Tenant's spaces.

SUPPLEMENTAL AIR: Condenser water available for supplemental HVAC at building standard rates.

AWARDS: Energy Star Rated, Wired Gold.

LOADING DOCK: None.

AMENITIES: - Two (2) Fitness Centers w/ Full Locker Rooms
- Three (3) Cafes w/ Catering Services
- Two (2) Conference Facilities
- Outdoor Amenities (Bocce Ball, Volleyball, and Outdoor Chess)
- Private Shuttle to Port Chester Train Station
- Dry Cleaning
- Car Wash
- Pharmacy Drop-Off
- WiFi in Common Areas
- Merritt Parking

TRANSPORTATION: 1100 King Street is located directly off of the Hutchinson River Parkway and close to I-287 and Westchester County Airport. The park also has a private shuttle that goes back and forth from the Port Chester Train Station. The Bee Line 12 bus also runs in to the park to White Plains.

