

The current owner is renovating the building and sponsoring its condominium conversion. There will be numerous infrastructure improvements from the exciting to the practical — a dramatic new lobby, elevator upgrades and new energy-efficient windows.

### GENERAL DESCRIPTION

Owner	East 40th Holding, LLC
Managing Agent	Philips International
Year Completed	1916 (Renovations 2008-2009)
Gross Building Area	99,368 RSF

### CONSTRUCTION DETAILS

Number of Floors	9
Typical Floor Size	11,093 RSF
Floor Load Capacity	50 pounds PSF
Windows	New tilt and turn windows will be installed throughout the premises
Typical Slab Heights	9 feet 8 inches

### HEATING, VENTILATION AND AIR CONDITIONING

Air Conditioning	Tenant-controlled air-cooled HVAC units can be installed in all units of the building
Heating	Perimeter steam radiators

### ELECTRICITY

General	6 watts PSF
Method of Measuring Tenant Consumption	Submetered or directly metered by utility

### RESTROOMS

Layout	To be determined by purchaser
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### ELEVATORS

Manufacturer	Shindler system
Number of Elevators	Two

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