

OFFICE SPACE: TECHNICAL SPECIFICATIONS

ACCESSIBILITY

- The building is ADA compliant

ACCESS & SECURITY

- Attended 24 hour lobbies, 7 days a week
- CCTV video surveillance and visitor management systems

DATA / IT

- Two (2) redundant telecommunications systems originating at separate substations
- Distribution closets on each tenant floor and pre-installed distribution pathways to serve each tenant space
- Multiple service providers for point-to-point WAN and co-location connectivity, robust Internet access, and flexible voice and data options

ELEVATORS

- Six (6) 3,500 LB Capacity MRL type Passenger Elevator for the office space
- One (1) 3,500 LB Capacity MRL type Passenger public glass elevator for the roof top public space
- Three (3) 4,000 LB Capacity MRL Service Elevators for freight servicing all floors

FLOOR LOADS

- Live Load - 50lbs per SF (Office) / 100lbs per SF (Retail)

HVAC

Includes 3 tons per 1,000 RSF high-efficiency system with the following specs:

- Water Source Heat Pump System (WSHP) which includes multiple cooling towers with variable speed fans and high efficiency boilers
- Entire system designed to operate seven days a week, with constant volume, single speed equipment and programmable thermostats
- WSHP to include water side economizer to allow for reduced operational costs during periods of required cooling in colder months
- The 6th Floor includes a packaged rooftop, air-cooled air conditioning units each with integral gas heating furnaces. The units include fresh air intakes and economizer accessories



Night view of Empire Stores and downtown Manhattan

ELECTRIC

- New 460-Volt, 3-Phase and 4-Wire electrical service providing 6-watts +/- rsf average
- Service provided to electric closets located on each floor will consist of 277/460-Volt power supply for all mechanical and lighting equipment
- Building delivered with emergency power capacity to meet NYC Building Code emergency lighting requirements

LIFE SAFETY

- Full interior coded fire alarm system capable of tying in additional tenant devices
- Fully sprinklered with open grid spacing compliant with NYC Building Code

SUSTAINABILITY

- LEED Silver Certified

OUTDOOR AREAS

- Over 28,000 SF of private terraces with unobstructed views of lower Manhattan and the Brooklyn Bridge
- The building will include a 7,000 SF public rooftop open space

ART & CULTURE

- Dedicated museum space curated by Brooklyn Historical Society to showcase the legacy of Brooklyn's waterfront, history of the building, and recent Brooklyn Bridge Park development
- A curated selection of contemporary art from both international names and local Brooklyn designers will be installed in public open spaces.

TAX INCENTIVE

- The Relocation and Employment Assistance Program (REAP) offers business income tax credits for relocating jobs from outside of New York City to one of the outer boroughs. Eligible tenants could qualify for annual credits of \$1,000 to \$3,000 per eligible employee per year, for twelve years (a total of \$12-36K per employee).

MIDTOWN
EQUITIES

ROCKWOOD
CAPITAL



HK ORGANIZATION

A PART OF HISTORY

EMPIRETM
★ ★ ★ ★ ★
STORES
DUMBO BROOKLYN