



BUILDING SPECIFICATIONS

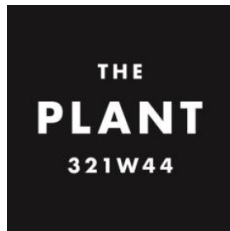
Building Owner:	EEGO West 44 Owner, LLC
Height:	Ten Stories (+ New Green Roof Deck & Conference Center)
Built/Renovated:	1928/2013
Building Size:	Total Building Rentable Square Feet: 254,717 SF Office Rentable Square Feet: 228,048 SF Retail Rentable Square Feet: 14,973 SF Storage Rentable Square Feet: 11,696 SF
Zoning	Block 1035 Lot 17; Zoned C6-2
Base Building Capital Upgrades:	<ul style="list-style-type: none">▪ New Green Roof Deck and Conference Center▪ Redesigned Main Lobby▪ New Fiber-Optic Telecommunications Backbone▪ Redesigned Elevator Cabs▪ Redesigned Building Main Entrance▪ Facade and Roof Restoration▪ Selective Corridor Redesign on selected floors
Slab-to-Slab Finished Ceiling Height:	Slab-to-slab: 12' 0" Finished ceiling: 8' 6" average
Floor Load:	100 lbs. per SF, live load (Cellar through 10 th Floor and Roof Deck)
Windows - Type/Sizes:	Casement factory style windows/ Average Size 5' W x 6'6" H
Security and Building Access:	Main Lobby (44th Street): Monitored by a 24/7/365 security desk and personnel – Secure CCTV and communications infrastructure throughout building, including Roof Deck.
HVAC:	Heating: 2-pipe, vacuum return, central steam system comprised of an oil-fired 200-hp steel boiler steel boiler that distributes low pressure steam to perimeter cast iron radiators. Building standard hours of operation from 8am to 6pm, Monday to Friday. Air Conditioning: Provided by supplemental air cooled, packaged units.



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- Elevators:** Main Lobby: Four geared traction passenger elevators with newly modernized cabs, each equipped with microprocessor drive controllers and SCR drive.
- Freight: Two geared traction service elevators (one automatic, one manual). Can be made available 24/7.
- Electrical Service:** Power consists of 2500 and 4000 amp, 120/208 volt, 3phase, 4 wire services. 6 watts per usable square foot available.
- Fire Protection:** Fully sprinkled with continuously monitored fire command station.

TELECOMMUNICATIONS SPECIFICATIONS

- Fiber-Optic Network:** State of the art, fiber-optic technical communications backbone provides lightning fast Ethernet, enabling access to high-performance voice and data services at extremely competitive pricing. The private, dedicated circuit over fiber installed at the Plant outperforms cable, broadband, and DSL.
- Data Transfer Speed:** Engineered for 1 GBPS, expandable to 10 GBPS
- “Last Mile” Network Services:**
- Routes traffic over high-speed, low latency, metro-Ethernet connection
 - Eases turn-up of service by using cross-connects in the cloud
- VoIP:** High quality voice solution at lower cost - robust enterprise voice over internet protocol and hosted PBX solution. Flexible bandwidth control prioritizes voice traffic to ensure a dedicated quality of service.
- Nationwide Backbone:** Through a proprietary nationwide backbone - connect privately and securely to corporate offices, data centers, or satellite offices.



TECHNOLOGY SPECS

Lighting Fast Ethernet: A state of the art, fiber-optic technical communications backbone has been incorporated into The Plant's infrastructure, enabling tenants to access high-performance voice and data services at extremely competitive pricing. Tenants of The Plant will enjoy the lightning fast speeds of Metro Ethernet a private, dedicated circuit over fiber which outperforms cable, broadband, and DSL.

Unlike other office buildings in Manhattan, The Plant owns its fiber - which translates into better control of costs and service. And in order to ensure premium service, The Plant partnered with Single Digits, a local expert telecom firm, to provide a unique, cloud-based telecommunications solution.

Move Applications to the Cloud: Single Digits hosts and manages tenant applications (e.g. PBX) in their redundant data centers. With a secure connection, tenants save the CapEx to implement these applications, as well as the physical space to install and resources to maintain.

Ability to Interconnect Sites: Through Single Digits Layer 2, nationwide backbone, tenants can connect privately and securely back to their corporate office, their data center, or to other offices.

24/7/365 Telephone Support:

- Provide "Last Mile" network services
- Routes traffic over high-speed, low latency, metro-Ethernet connection
- Eases turn-up of service by using cross-connects in the cloud
- Provides access to state of the art fiber backbone
- Engineered for 1 gbps, capable of expanding to 10 gbps

High Quality Voice Solution at Lower Cost: Single Digits offers a robust enterprise VoIP and hosted PBX solution. Flexible bandwidth control prioritizes voice traffic to ensure a dedicated quality of service.

MRI Workspeed Technology: Best-In-Class Operations Software

- Electronic Guest Preregistration
- Security Desk Interface
- Visitor Badging
- Web-based communications hub
- Electronic Maintenance Request Submission