



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	Slab-to-slab: 12' 0"
Finished Ceiling Height	Finished ceiling: 8' 6" average
Floor Load	100 lbs. per SF, live load (Cellar through 10th 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.



Building Specifications (Continued)

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 Specifications

Lightning 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