

SPECS

Owner:	Colliers International
Height:	12 Stories
Building Ares:	560,000 SF
Typical Floor Size:	56,000 RSF
Total Space Available:	75,000 RSF
Max Contiguous Space:	75,000 RSF
Year Built:	1865 (40 West 23rd); 1901 (28 W. 23rd)
Ceiling Heights:	14' to 20'
Lobby/Entrances:	Two staffed lobbies are located at both 23rd Street entrances and at 19 W. 22nd Street. A dedicated freight lobby is available at 9 W. 22nd Street.
Electrical:	6 watts per usable square foot for the tenants' lighting and power are provided. Additional power is provided to support tenants' mechanical equipment.
Metering:	Sub metered
Fire Alarm:	Addressable "Class E" system
Heating Plant:	Heating is provided to both buildings by a central steam boiler plant
Air Conditioning Systems:	Floor by floor water cooled A/C with "Economizers"
Natural Gas:	Available in both buildings.
Sprinkler System:	Both 28 and 40 West 23rd Street are served with automatic sprinkler systems that run throughout the buildings.
Telecommunications Carriers:	Verizon fiber, Time Warner Communications fiber, RCN fiber



Colliers International
666 Fifth Ave
New York, NY 10103

ANDREW ROOS

P/ 212.716.3510 /
xxxxxxxxxxx@email.com

MICHAEL T. COHEN

P/ 212.716.3555 /
xxxxxxxxxxx@email.com