

123

**WILLIAM
STREET**
FIDI | NYC



Fact sheet

BUILDING OWNER

American Strategic Investment Co.

HEIGHT

27 Stories

YEAR BUILT/RENOVATED

1957/2014

BUILDING SIZE

Total Building 535,300 RSF

Office 521,200 RSF

Retail 14,100 RSF

FLOORPLATES

12,500 SF to 26,600 SF

TRANSPORTATION

Immediate access to 11 subway lines **2 3 4 5 A C E J Z N R** at the Fulton Street Transit Center, the PATH and ferries to New York and New Jersey

RECENT CAPITAL IMPROVEMENTS

- WELL Health-Safety Rated
- Redesigned main lobby finished with marble and granite and stainless steel accents
- 2 story all glass entrance
- New double hung windows
- New bathrooms
- Upgraded HVAC system
- New narrow profile convectors

CEILING HEIGHTS - SLAB-TO-SLAB

11'6"

FLOOR LOAD

1st Floor | 100 lbs. per SF

2nd Floor | 75 lbs. per SF

3rd -27th Floors | 50 lbs. per SF



For more information, please contact exclusive leasing agents:

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LOADING DOCK

Two loading bays located on Dutch Street

SECURITY AND BUILDING ACCESS

- Lobby turnstiles with proximity card access
- Security personnel monitor the building 24/7/365 from the lobby desk
- Secure CCTV camera / communications infrastructure throughout building
- After-hours access using building ID cards
- Web based visitor processing system

HEATING

- ConEd steam provides hot water via a centralized air system to interior fans and perimeter induction units

AIR CONDITIONING

- Central plant provides chilled water to interior fans and perimeter induction units
- Tenants may install air cooled supplemental AC units

BUILDING STANDARD HOURS OF OPERATION

8 am-6 pm, Monday-Friday | Access 24/7

BUILDING MANAGEMENT ENERGY SAVINGS SYSTEM ("BMS")

The BMS system controls all HVAC operations including outside air, steam and chilled water

ELEVATORS

11 passenger and 2 freight – with tenant controlled lock-offs

HIGH RISE - 5 cabs

LOW RISE - 6 cabs

FREIGHT - 2 cabs

ELECTRICAL SERVICE

Sub-metered electric provided for all full floors

TELECOM | WIRED CERTIFIED GOLD

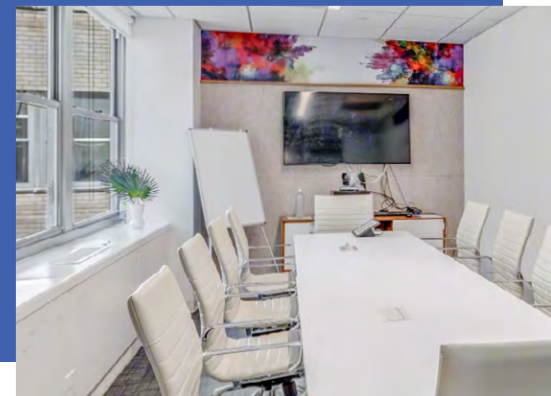
Verizon Fios, Spectrum, AT&T, REN, Crown Castle Fiber, Verizon Enterprise Risers are available

FIRE PROTECTION

GE-EST-3, Class "E" system, 3 stairwells, 100% sprinkler coverage

STORAGE SPACE

Subject to availability



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