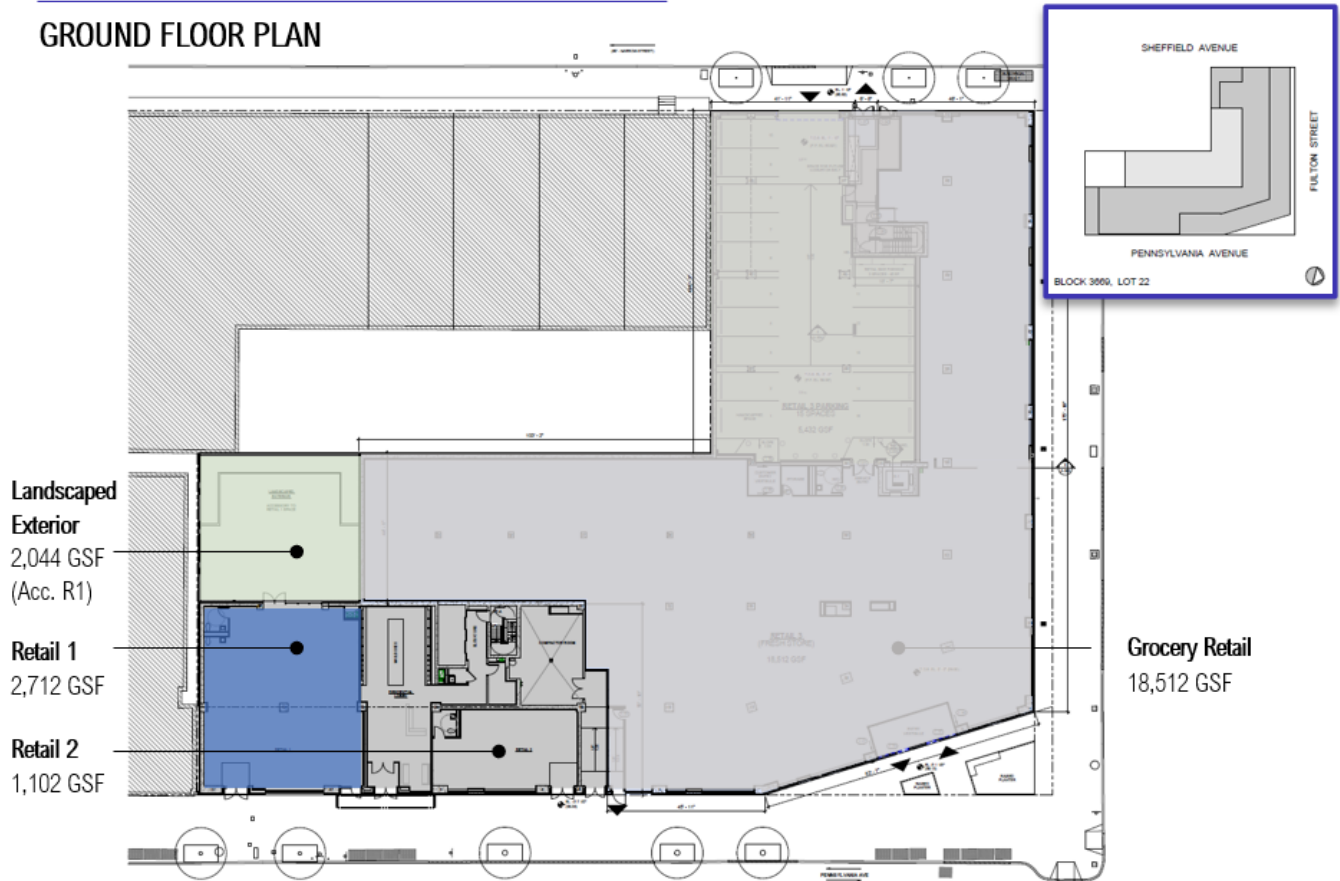


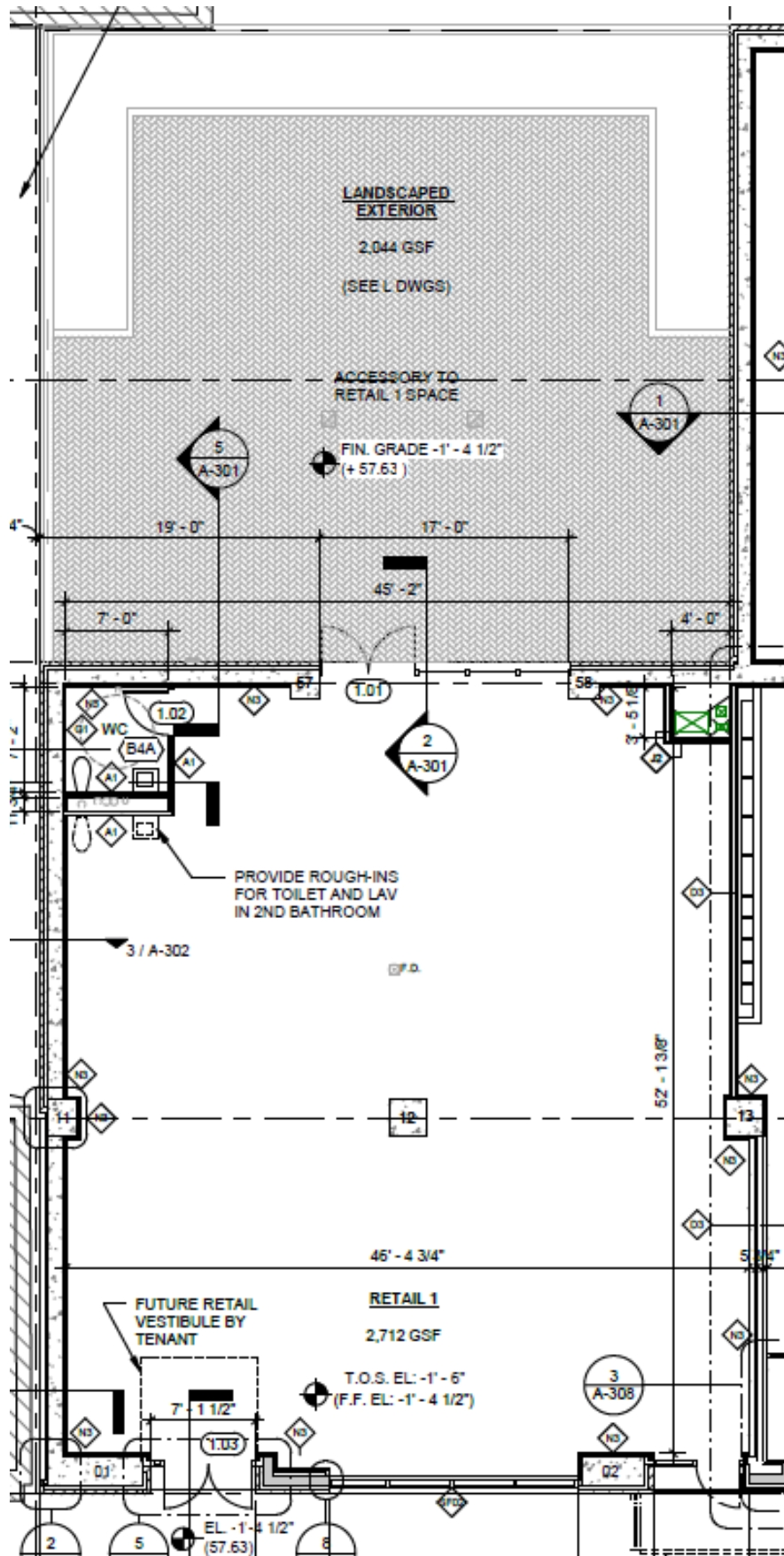
# 50 Pennsylvania Ave Retail #1

## Ground Floor Plan

### GROUND FLOOR PLAN



# Retail 1 - Floor Plan



50Penn

## Retail Suite #1 – Description of Space & Narrative

**Street Address:** 66 Pennsylvania Avenue, Brooklyn, NY (Cypress Hills neighborhood)

**Frontages:** Pennsylvania Avenue

**Floor Level:** Ground Floor

**Floor Area:** Ground Floor: 2,712 GSF

**Outdoor Area:** Ground Floor: 2,044 GSF

### Narrative of condition of space provided

#### Architectural

- Vertical Clearances:
  - 16'-10" to underside of slab above (note: residential piping/services exist below slab).
  - 13'-4" to underside of beams.
  - No finished ceiling is provided.
  - Storefront head at 13'-10" above structural floor slab level, all frontages.
- Unfinished structural slab floor provided (1.5" below finished grade at Pennsylvania entry), no topping or leveling provided.
- Perimeter walls of retail space finished with gypsum board, taped but not painted.
- Columns - unfinished concrete.
- Light fixtures provided to comply with code requirements.
- One (1) single-user bathroom provided at ground floor with accessories including grab bars, soap dispenser, tissue dispenser, towel dispenser / trash unit and mirror. Ceramic tile finish at floor and wainscot at wet and side walls. Taped gypsum board at other wall surfaces and ceiling.
- Double swing doors provided at main entry (Pennsylvania Avenue) as part of storefront system.
- Outdoor space:
  - Opens off Retail Suite 1 via one set of double swing doors.
  - Scored concrete pavement, two area drains provided.
  - Planting area defined by concrete curb, provided with topsoil only.
  - Light fixtures mounted on surrounding building are provided.

#### Mechanical

- Ventilation for the Retail Suite is provided by means of perimeter louvers for Tenant's use. The louvers are blanked off for future use.
- The retail will require approximately 18 tons of air conditioning to be provided by the Tenant. Space is allocated on the roof of the 8th floor for the future condensing unit.
- Refrigerant piping riser is provided from 1st floor to 8th floor roof for the future condensing unit.
- Vertical exhaust duct (34" x 14") is provided for future connection to the kitchen exhaust hood.
- Temporary electric heaters are provided for heating.
- Hot water is available from the boiler plant for future connection to the heating system as required. Hot water to the Tenant will be metered by a BTU meter.
- Register and 6" x 6" duct stubbed outside of bathroom for installation of toilet exhaust fan and ductwork by Tenant.
- Temporary 5 KW electric unit heater provided.

## **Electrical**

- 200 amps, 208V 3PH, electrical panel RP-1 is provided.
- Circuits for the temporary lighting, receptacles, heating and water heater are provided.
- Empty conduits provided for the future AC units from 1st floor to 8th floor roof.
- Empty conduits from RP-1 with drag lines and junction boxes are provided for the rear yard future use.

## **Plumbing**

- Bathroom provided with piped plumbing fixtures – water closet and lavatory and associated fittings.
- Water meter provided.
- Bathroom provided with single point use electric water heater.

## **Sprinklers**

- Sprinklers are provided throughout the Retail Suite with a dedicated floor control assembly tamper/flow switch.