

17 BATTERY N

Property Specifications

Size: 478,876 rentable square feet

Built: 1972

Leasing Agent: Cushman and Wakefield — Wes Rudes, Andrew Harrington, Frank Cento, Pierce Hance

Managing Agent: Newmark Grubb Knight Frank

Floor sizes:

Floors 2-10: 23,343 rsf

Floor 11: 13,394 rsf

Floor 12: 13,025 rsf

Floors 14-22: 23,609 rsf

Lobby: not renovated

Construction: Conventional steel frame on beams and columns with reinforced concrete slabs

Façade: Glass and brick

Elevators:

4 low-rise passenger elevators-3,000 lbs capacity/600fpm

5 low-rise passenger elevators-3,000 lbs capacity/600fpm

Electric: Average 400-600 Amps 110/208 per floor; 277/460- bust duck

HVAC: Perimeter induction, interior HVAC central system, individual supplemental unit

Column spacing: Typical 28'x28'

17 BATTERY S

Property Specifications

Size: 459,550 rentable square feet

Built: 1902

Leasing Agent: Cushman and Wakefield — Wes Rudes, Andrew Harrington, Frank Cento, Pierce Hance

Managing Agent: Newmark Grubb Knight Frank

Floor sizes: Approximately 36,500 rsf

Lobby: no renovation

Construction: Conventional steel frame on beams and columns with reinforced concrete slabs

Façade: Limestone and brick with terracotta copings

Elevators:

6 low-rise passenger elevators-3,000 lbs capacity/600fpm

4 low-rise passenger elevators-3,000 lbs capacity/600fpm

Windows: Office floors mullion spacing 5'-6"

Aluminum double hung windows

Electric: Average 600-800 Amps 110/208 per floor; 277/460- combination standard riser, bust duck

HVAC: Individual air cooling units various floor; perimeter fan coil units

Column spacing: Typical 17'x20'