
I AM SENSIBLE

WI23LLIAM

BUILDING SPECIFICATIONS

BUILDING OWNER | EEGO 123 William Owner, LLC

HEIGHT | Twenty-Six Stories

BUILT/RENOVATED | 1957/2014

BUILDING SIZE

Total Building Rentable Square Feet | 540,518 SF

Office Rentable Square Feet | 525,642 SF

Retail Rentable Square Feet | 14,876 SF

FLOORPLATES | Range from 12,700 SF to 26,600 SF

ZONING | Block 78 Lot 4; Zoned C6-4

TRANSPORTATION | Immediate access to 11 subway lines A C E 4 5 J Z 1 2 3 R at the Fulton Street Transit Center, the PATH, and ferries to New York and New Jersey

BASE BUILDING CAPITAL UPGRADES IN PROCESS

- Redesigned Main Lobby
- Redesigned Building Main Entrance
- New Windows throughout entire building
- Facade Restoration

SLAB-TO-SLAB | FINISHED CEILING HEIGHT 11' 0"

FINISHED CEILING | 8' 6" average

FLOOR LOAD

1st Floor | 100 lbs. per SF, live load

2nd Floor | 75 lbs. per SF, live load

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

WINDOWS - TYPE/SIZES | Metal Frame Double Hung / Size 5' W x 6' H

LOADING DOCK | Two loading bays located on Dutch Street

SECURITY AND BUILDING ACCESS | Monitored by a 24/7/365 security desk and personnel. Secure CCTV and communications infrastructure throughout building. After-hours access using building I.D. cards

HVAC HEATING | Con Ed steam, hot water to interior fans and perimeter induction units. Building standard hours of operation from 8 a.m. to 6 p.m., Monday to Friday.

AIR CONDITIONING | Central plant located in the basement consisting of two Trane electric chillers - 770 tons per machine. A Marley 1500 ton cooling tower system located on roof provides chilled water to base building fans and perimeter induction units. Chilled water circulated by motor driven centrifugal pumps, two cooling zones - upper and lower found on roof and 8th Floor. Supplemental air provided by air cooled, packaged units found locally.

SIEMENS B.M.S. ENERGY SAVINGS SYSTEM | installed in 2006, controlling all building HVAC operations, including outside air, steam, and chilled water.

ELEVATORS | 13 gearless traction elevators - 11 passenger and 2 freight - with computerized control system.

HIGH RISE | 5 cabs servicing 12-27, 800 FPM, 3,500 lbs. capacity

LOW RISE | 6 cabs servicing L-11, 500 FPM, 3,500 lbs. capacity

FREIGHT | 1 cab in H/R, Floors 1-27

ELECTRICAL SERVICE | Main service from Con Edison, 10,500 amps, 208 V - 3 phase, three busduct risers, cartridge fused 3,500 amps per switch serving 400 amps per floor 208/120 V

TELECOM | Verizon, Time Warner and AT&T riser available

FIRE PROTECTION | Class "E" system, GE-EST-3 installed in 2008