

## Specifications

<b>DESCRIPTION AND LOCATION</b>	Built in 1973, 2322 Third Avenue is located in the heart of the burgeoning East Harlem neighborhood in Northern Manhattan. Located on the full block-front of Third Avenue between 126th and 127th Street, the property is ideally situated two blocks from the Metro North Train Station and Lexington Avenue Subway lines.
<b>LOBBY</b>	Building entrances on both Third Avenue and 127th Street.
<b>BUILDING AREA</b>	94,053 SF
<b>BUILDING SIZE</b>	100,000 SF
<b>FLOORS</b>	5 Floors. Side core design. Floor plate average 14,000 - 16,000 SF
<b>MAJOR TENANTS</b>	City of New York
<b>FLOOR LOAD</b>	5 Floors. Side core design. Floor plate average 14,000 - 16,000 SF
<b>CEILING HEIGHTS</b>	12' slab-to-slab
<b>ELEVATORS</b>	Three (3) passenger elevators.
<b>BASE BUILDING HVAC</b>	360-ton cooling tower with package units on all floors provides cooled air. Oil fired boiler that heats water (Hydronic) that supplies perimeter radiators and fan coil units.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Basement is fully sprinklered. All other floors are partially sprinklered.
<b>TRANSPORTATION</b>	Convenient to 4,5,6 subways



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**2322 THIRD AVENUE**

**HARLEM DISTRICT**



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