

Specifications

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| DESCRIPTION AND LOCATION | 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. |
| LOBBY | Building entrances on both Third Avenue and 127th Street. |
| BUILDING AREA | 94,053 SF |
| BUILDING SIZE | 100,000 SF |
| FLOORS | 5 Floors. Side core design. Floor plate average 14,000 - 16,000 SF |
| SELECT TENANTS | City of New York |
| FLOOR LOAD | 5 Floors. Side core design. Floor plate average 14,000 - 16,000 SF |
| CEILING HEIGHTS | 12' slab-to-slab |
| ELEVATORS | Three (3) passenger elevators. |
| BASE BUILDING HVAC | 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. |
| LIFE SAFETY | Class-E Fire Alarm System. Basement is fully sprinklered. All other floors are partially sprinklered. |
| TRANSPORTATION | Convenient to 4,5,6 subways |



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2322 THIRD AVENUE

HARLEM DISTRICT



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