

## Specifications

<b>DESCRIPTION AND LOCATION</b>	161 William Street is ideally located in the Financial District, steps to City Hall, Fulton Transit Center and WTC Transit Hub. The property is close to all restaurants, shops, transportation links and cultural attractions of Lower Manhattan and offers panoramic views of the Brooklyn and Manhattan Bridge, along with the downtown skyline.
<b>LOBBY</b>	Fully renovated lobby featuring Travertine porcelain finishes throughout (2022).
<b>BUILDING AREA</b>	215,900 SF
<b>FLOORS</b>	22 Floors - Side-core floor plates Floor 2: 13,279 SF Floors 3-8: 13,225 SF Floors 9-10: 11,552 SF Floor 11: 11,060 SF Floors 12-14: 9,886 - 9,770 SF Floors 15-17: 7,848 SF Floors 18-20: 6,355 SF Floor 21: 5,694 SF Floor 22: 1,997 SF
<b>SELECT TENANT</b>	Pace University
<b>FLOOR LOAD</b>	50 lbs. per SF live load
<b>CEILING HEIGHTS</b>	10'3" slab-to-slab
<b>ELEVATORS</b>	Three (3) passenger elevators: Lobby - 9th floor - 3,500 lbs. cap. Two (2) passenger elevators: Lobby, 9 - 21st floor - 3,000 lbs. cap. One (1) passenger/service elevator: Basement - 21st floor - 3,000 lbs. cap. One (1) passenger elevator: 21 - 22nd floors - 750 lbs. cap. One (1) freight elevator: Basement - 1st floor - 4,000 lbs. cap.
<b>SECURITY</b>	All common areas and exterior of building are monitored by CCTV cameras.
<b>BASE BUILDING HVAC</b>	One (1) 700-ton cooling tower (installed 2010) provides condenser water to two (2) water cooled package units on each floor. Heat is provided by steam to perimeter radiators.
<b>SUPPLEMENTAL HVAC</b>	Condenser water is available for tenant supplemental air-conditioning.
<b>ELECTRICAL</b>	208/3 phase with six (6) watts per usable SF connected load is available for tenant use. Participation in New York State & Con Edison Electric Demand Response programs.
<b>BUILDING MANAGEMENT SYSTEM</b>	Utility real-time monitoring & energy data insights via CPOWER Corp. BMS platform.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Building is fully sprinklered.
<b>TELECOM</b>	Lighttower, Spectrum Business, Spectrum Enterprise and Verizon (Please see Telecommunications Factsheet for more details)
<b>TRANSPORTATION</b>	Convenient to Fulton Transit Center, WTC Transit Hub, all subways, buses, Brooklyn Bridge and FDR Drive.



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# 161 WILLIAM STREET

# FINANCIAL DISTRICT



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