

222 Broadway Building Fact Sheet

Owner 222 Broadway Owner LLC

Manager L&L Holding Company, LLC

Location Broadway between Fulton and Ann Streets

Lobby The lobby is two stories high; the walls are clad in marble walls with terrazzo floor. Behind the security desk is a mural of stainless steel commissioned by Western Electric and created by Buell Mullen.

Height 393 feet (27 stories)

Floor Sizes Typical building rental floor area is 39,576 square feet (floors 2-5), 26,664 square feet (floors 16-18), 17,508 square feet (floors 19-22) and 11,454 square feet (floors 23-26)

Major Tenants Bank of America

Recent Upgrades Building renovations include:

- ❖ Elevator modernization (2008)
- ❖ Base building chiller plant upgrade (2009)
- ❖ Window replacement (2009)
- ❖ Lighting upgrade (2011)
- ❖ Steam condenser/heat recovery upgrade (2011)
- ❖ Base building glycol plant upgrade (2009)

Building Operating Hours Accessible on a 24 hour/seven day a week basis. Central building systems are operated Monday through Friday 7:00 a.m. to 6:00 p.m. excluding holidays.

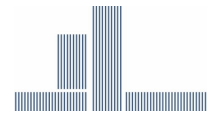
Elevators	<u>Passenger Elevators</u>	6-4,000 lbs. capacity cars service floors	17-27
		6-4000 lbs. capacity cars service floors	9-16
		6-4000 lbs. capacity cars service floors	2-8

Freight Elevator Cars: 1 - 6,000 lbs capacity – B level to 27

HVAC Steam is utilized to provide perimeter heat radiation via induction units. A dual air supply duct system provides both hot and cold air that is mixed in the duct plenum to provide year round comfort on some floors.

Cooling is provided by 3 chillers, one (1) Dual Steam/Electric nominally rated at 1200tons, One (1) Steam Turbine nominally rated at 787 and lastly One (1) Electric Chiller nominally rated at 900 tons. One chiller has been converted to R123 and the remaining two chillers utilize R134A.

The property is designed with Sixteen (16) chilled water coil air handlers for cooling comfort for tenant floors and One (1) in the basement for lobby heating and air conditioning.



222 Broadway Building Fact Sheet

All condenser water for tenant supplemental a/c units is charged on a per ton/per annum basis taken from all run time meters and billed back to all tenants.

The base building cooling tower has a design capacity of 2655 tons with a total of 2,050 tons of chiller capacity.

Base Building HVAC Hours: Mon.-Fri. 8:00am – 6:00pm
Except building holidays

Supplemental Condenser
Water Cooling Capacity: Approximately 2655 tons w/ approximately
900 tons available

System Performance Parameters:

Summer temperature: 75°F – 50% R.H. when the outdoor dry bulb
temperature is 91°F and wet bulb
temperature is 75F.

Winter temperature: 70°F when the outdoor temperature is 5°F.

Outside Air: Minimum outside air – 0.13 CFM/USF (per
NYC Ventilation Code)

The above specifications will be met at space loads of a maximum of 1 person per 150 USF, and a maximum light and power demand load of 6 watt/USF.

Electrical A minimum of 6 watts per rentable square foot will be provided for tenants' 120/208v lighting and appliance loads, exclusive of building services, with additional capacity available. All tenant electricity is billed through sub-meters connected to all lights and power in tenants' direct space. The electrical closet varies in number dependent on the floor, from three to one closet.

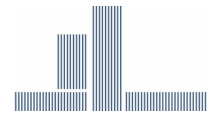
Life-Safety There are three (3) diesel-powered emergency generators, One (1) 250Kva and Two (2) 1750 KW generators. On level CC, is the location of the Caterpillar 250 KVA emergency generator that provides back up power for all life-safety systems in the building, including fire alarms, fire sprinkler pump, emergency lighting, lighted exit signs, flow switches and pull boxes. Fuel for the emergency generator is provided by a 75-gallon day tank located beside the generator as well as a 3,000 gallon, double steel Above Ground Storage Tank (AST) in secondary containment nearby, also on level CC.

**Emergency Back-Up
Power Availability** Space accommodations are available for tenant owned generator in the basement subject to Landlord's approval.

Security The building has CCTV, Card Access Control and Turnstiles systems and is staffed 24/7.

Telecom/Cable/Internet The property is serviced by Verizon and Time Warner Cable with Ann Street feeds in the CA level main frame room.

Parking None



222 Broadway Building Fact Sheet

Loading Dock	There are two available loading bays. The first bay is 10 feet wide, 35 feet deep and 12 feet high. The second bay is 6 feet wide, 35 feet deep and 12 feet high.	
Roof Space	Available upon request and Landlord's approval.	
Ceiling Heights	Slab to slab heights: Ground floor (17'10"), 15 th floor (14'2"), Typical floor (12'5").	
Column Spacing	Columns are 14 feet off of perimeter window lines and spacing varies from 8 to 10 feet on center.	
Mullion Spacing	Double hung windows are paired two next to each other for a combined opening of 6 feet between perimeter façade columns. Perimeter façade columns are 3 feet in width.	
Storage Space	Storage space is available on the, A, B, & C basement levels of the building.	
Domestic Water	Domestic water enters the CB level via two central mains. The West Main is 6" pipe from Broadway and the Northern main is a 6" pipe off Ann Street.	
Floor Load	Live load is 60 lbs per square foot.	
Area Amenities	The building is within walking distance of some of the cities landmark areas: City Hall, South Street Seaport, Wall Street, New York Stock Exchange, Federal Hall, Trinity Church, Battery City, and the soon to be new World Trade Center and Freedom Tower.	
Transportation	Poised to become the most accessible central business district in the nation with the construction of the Fulton Street Transit Center, which will provide access to 14 distinct subway lines (1,2,3,4,5,6, A, C, E, J, M, N, R, and Z) and steps away from the World Trade Center transportation hub, housing access to the PATH train, high-speed airport, New Jersey, and Staten Island ferries, and a proposed direct rail link to JFK. There are also commuter bus lines to the outer boroughs along Broadway. Steps from the trendy Chelsea district.	
Special Services	<u>Overtime HVAC Cost:</u>	Cooling \$400 per hour/no minimum (subject to increases)
		Heating \$400 per hour/no minimum (subject to increases)
	<u>Supplemental Cooling Cost:</u>	\$1,500/per ton tap in fee \$800/ton/annum
	<u>Note:</u>	All condenser water is charged on a per ton basis taken from all run time meters and billed back to all tenants.



222 Broadway Building Fact Sheet