



RECENTLY COMPLETED CAPITAL IMPROVEMENTS:

- Installation of additional cooling tower – Main Roof
- Misc. floors - Restroom renovations
- Electrical services replacement
- Elevator lobby and corridor renovation – 18th floor
- New windows on misc. 14 and 18.

ARCHITECT/ENGINEER: Voorhees, Gmelin and Walker

BUILDING OWNER: 60 Hudson Owner LLC

MANAGING AGENT: Colliers International NY, LLC
Fully staffed Property Management office on site

FLOOR SIZE: Typical full floor size is 60,000 SF

FINISHED CEILING HEIGHT: Approximately 12'

SLAB-TO-SLAB DISTANCE: A minimum of 14' on floors 11-23 and 12' on floors 2-10

COLUMN SPACING: East to West: Approximately 22' 11" on center North to South: Approximately 25' 4" on center

FLOOR LOAD: 90-100 lbs. PSF

WINDOW DIMENSIONS: Height: 8'; Width: 4' 8"

SECURITY/TENANT ACCESS: State-of-the-Art Security System. Turnstile access at both entrances using the C-Cure 800 for access control and HID for tenant card access easement. E-Z Lobby program allows for photo-identification and badging of all visitors. CCTV, including outside perimeter, elevators, lobby, loading dock, and basements. Cameras are monitored 24X7. Security personnel on duty 24X7. Member of NYPD SHIELD and Lower Manhattan Initiative.

ELEVATORS:

- LOW RISE BANK:
 - A Bank: 3 Cabs Lobby to 12
 - B Bank: 4 Cabs Lobby to 12, except Mezzanine
- HIGH RISE BANK:
 - C Bank: 5 Cars Lobby to 12 through 23 (Includes 2 passenger cars that also service low rise floors)
 - C Bank: 1 Car Alternate Freight-Basement to 23
- FREIGHT:
 - F Bank: 1 Car Sub-basement to 21

ELECTRICAL SERVICE: 18 electrical services capable of delivering 33 Megawatts for all services combined. 460- and 208- volt services are available for tenant use. Tenants electrical charge usage is measured by sub-meter and billed through a rate determined in the lease.

FIRE PROTECTION:

- All common core areas, sub-basement through 24th floor, including bathrooms and closets are sprinklered
- Graphic-based Notifier system
- Fire safety Director coverage 24 hrs a day 7 days a week
- 4 Emergency stairwells; B SW has Fire Tower leading directly to street
- Approved Emergency Action Plan
- Active member of FDNY Watchline Alerts

WATER: Building is provided with two domestic water services

EMERGENCY GENERATOR: Two 800 KW Building Emergency Generators. One emergency back-up service for Life safety and critical equipment, including Fire Command Station, Security Systems, elevators, cooling tower pumps and stairwell lighting. The 2nd generator is contracted to tenants for their individual critical needs.