

2322 THIRD AVENUE NORTH MANHATTAN

Harlem



SPECIFICATIONS

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
MAJOR TENANT	City of New York
FLOOR LOAD	50 lbs. per SF live load
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.



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