

FACTS FIGURES

GROSS BUILDING AREA

200,000 rsf

BUILDING FEATURES

Lobby
Central lobby with shared access to ground level courtyard

Outdoor Space
Garden level, Floors 1, 7, 11, 12

Bike Room

Subways
A, B, C, D and #1 trains

DESIGN PARAMETERS

Floor-to-Floor Heights

Base:
12'-3" to 14'-0" typ;
17'-0" max.

Tower:
13'-4" to 13'-6" typ;
15'-0" max.

Finished Ceiling Heights

Base:
9'-0" to 10'-6" typ;
13'-6" max.

Tower:
10'-0" to 10'-2" typ;
11'-8" max.

Exterior Wall

Base:
Windowed masonry

Tower:
Glass curtain wall

Column Spacing

Base:
East to West: 13'-0" to 16'-0"
North to South: 10'-0" to 16'-3"

Tower:
East to West: 26'-0"
North to South: 17'-0"

BUILDING SYSTEMS

Structure

Base:
Cast iron columns, steel frame, concrete slab

Tower:
Steel frame, concrete slab

Floor Load

50 lbs. live load

Elevators

Three passenger, one swing [freight/passenger]

Heating and Cooling

Base: Air-cooled variable refrigerant flow
Tower: Air-cooled variable refrigerant flow; floor-mounted fin-tube perimeter radiation

Tenant Electrical Load Capacity

6 watts per usable square foot demand load

Telecommunications

Two telecom closets per floor

TENANT ECONOMIC INCENTIVE BENEFITS

REAL ESTATE TAX EXEMPTION

The Malt House will qualify for an enhanced 25 year Industrial and Commercial Abatement Program (ICAP) real estate tax benefit that will significantly reduce tenants' exposure to real estate tax increases.

COMMERCIAL RENT TAX EXEMPTION

Malt House tenants are exempt from the occupancy tax that companies pay south of 96th Street. This exempts users from an annual tax of 3.9% of the rent, representing savings of over \$2 per square foot per year.

ENERGY COST-SAVINGS PROGRAM AND BUSINESS INCENTIVE RATE

Qualifying Malt House tenants will benefit from reduced electric rates from two programs: ECSP and BIR. The ECSP

program will reduce the entire electric bill by approximately 15% to 20% annually for twelve years; the BIR program will reduce the entire electric bill by an additional 12% to 15% for fifteen years. Combined savings range from approximately 27% to 35% of total electric costs. Tech, life science and other manufacturers may also benefit from savings on gas charges.

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM

Malt House tenants that relocate jobs from outside New York City or from below 96th Street in Manhattan are eligible to receive REAP business income tax credits equal to \$3,000 per employee per year for twelve years. A company relocating 200 employees would receive a \$600,000 per year income tax credit under REAP representing savings of between \$15 and \$20 per square foot per year.