

## Property Description

229 West 28th Street is a 12-story plus basement Class B office building containing 157,056 rentable square feet. Prominently located on the north side of West 28th Street in the heart of the Chelsea neighborhood, the Property features generous 12,800 square floorplates and outstanding light and air from all four directions. With \$4.2 million in recent capital improvements, the Property is modern and efficient, ideally suited to the creative tenants that prefer the Chelsea district.

## Site Description

The Building is located on the north side of West 28th Street between 7th and 8th Avenues on Block 778, Lot 20. The Property is rectangular shaped, and is approximately 12,135 square feet.

## Overview

<b>Block / Lot</b>	778 / 20
<b>Net Rentable Area</b>	157,056 square feet
<b>Number of Stories</b>	12
<b>Year Built / Renovated</b>	1917 / 2008–2009
<b>Lot Size</b>	12,135 square feet
<b>Frontage</b>	124.2 feet along the north side of West 28th Street by 98.8 feet deep
<b>Zoning</b>	M1-6D Manufacturing
<b>Ceiling Heights</b>	Ground Floor: 15' Upper Floors: 12' 6" slab-to-slab
<b>Floorplates (RSF)</b>	12,786 square feet



# Construction Detail

## Structural System

Foundations are conventional reinforced concrete spread footings and cast-in-place slab-on-grade. The superstructure is steel-framed with reinforced concrete floor slabs.

## Exterior Walls

The facade system consists of natural colored brick veneer on a terra cotta tile back-up system extending from grade to the top of parapet.

## Roof

The building has a built-up roof system over rigid insulation with a rolled out asphalt top layer. Brick parapet walls are covered with sheet metal. The roof contains the elevator machine rooms and water tanks.

## Stairs

The building contains three interior stairways. In addition, there are internal staircases within the building's three multi-floor tenant spaces, connecting floors 6-7, 8-9, and 10-11.

## Windows

Double-glazed, anodized aluminum single hung units. All windows in the building were recently replaced with the exception of floors 8, 9, and 12.

## Building Entrances

The Property has two tenant lobbies, located toward the east and west of the building. The west lobby is attended from 7:30 AM to 4:00 PM and houses the loading dock. The east lobby is attended 24/7. The retail store has its own entrance at the center of the West 28th Street facade.

## Mechanical Detail

### Heating

Central heating is provided by a #6 oil-fired steel-tube boiler manufactured by Federal. Steam is distributed to cast iron radiator units along the perimeter of each floor.

### Cooling

Cooling is provided by individual package units on each floor, delivering 30 tons of cooling capacity per floor.

### Restrooms

There is at least one men's restroom and one women's restroom per floor. All restrooms have been renovated, and all floors have ADA-compliant restrooms except floors 8 and 9.

### Plumbing

Plumbing includes a combination of brass and copper piping throughout the building.



## Electrical Service

Electricity for the building is supplied by Con Edison, providing approximately 400 amps per floor. Electrical power consists of a 120/240 volt 3-phase 4-wire service. Major upgrades to the electrical system were recently completed.

## Elevator Service

The building includes three passenger elevators and one freight elevator. The east lobby accesses two passenger elevators, while the west lobby accesses a recently replaced passenger cab and a new freight elevator. The freight elevator upgrade included a new cab, motor and controls, and air conditioning in the shaft.

## Fire Protection

The building is fully sprinklered, with two 9,000 gallon pressurized fire tanks. Standpipes are located in two of the stairwells. An upgraded fire alarm system was recently installed at a cost of \$150,000.

## Capital Improvements

The tenant appeal of 229 West 28th Street has been dramatically enhanced by a recent building-wide renovation, summarized below:

Main Lobby Renovation	\$604,652
New West Lobby	\$345,516
Passenger Elevator Refurbishment	\$43,715
Freight Elevator Replacement	\$543,201
Window Replacement	\$188,305
Corridor Upgrades	\$50,485
Lavatory Upgrades	\$552,274
Electrical Upgrades	\$266,600
Video Surveillance	\$10,744
Roof Tank	\$25,000
A/C Upgrades	\$560,520
Emergency Generator	\$458,394
Fire Alarm System	\$150,187
Soft Costs and Contingency	\$376,233
<b>TOTAL</b>	<b>\$4,175,826</b>

