

BUILDING SPECS

BUILDING OWNER

An affiliate of East End Capital and
The Related Group

HEIGHT

9 Stories

BUILT

2019

BUILDING SIZE

55,781 RSF

PARKING

4 per 1,000 available

BASE BUILDING FEATURES

- Private Patios
- Underground parking with direct elevator access to tenant space
 - Rooftop terrace
- Green building (FGBC) certification
 - Energy efficient windows

SLAB-TO-SLAB | FINISHED CEILING HEIGHT

Level 1: 18'-0" (Retail Floor)

Levels 2-7: 12'-8" (Office)

Level 8: 13'-0" (Office)

Level 9: Lounge

STRUCTURE

Reinforced concrete columns, concrete PTE slabs

WINDOWS - TYPE/SIZES

Fixed pane, tempered glass with anodized aluminum framing. Average size 12'

SECURITY AND BUILDING ACCESS

24/7 secure CCTV and communications infrastructure with facial recognition

HVAC

- Rooftop unit 7,300 CFM provided for lobby and retail spaces
- Typical floors will have individual condensing units on roof

ELEVATORS

Two elevators, all featuring access control, destination dispatch and CCTV

ELECTRICAL SERVICE

- Total electrical service of 4,600-amps
 - 3,400-amps for distribution
 - 277/480 Volt 3 phase

FIRE PROTECTION

Fully sprinkled with continuously monitored fire command station

GENERATOR POWER

- 250 KVA life safety generator generating 868 amps
- Above ground diesel fuel tank with 380 gallon capacity

GORDON MESSINGER

Office Leasing inquires
CUSHMAN & WAKEFIELD
305 351 2461
gordon.messinger@cushwake.com

WYNWOODANNEX.COM

RICHARD SKULNIK

Retail Leasing Inquiries
RIPCO
305 704 8962
rskulnik@ripcony.com