

FACT SHEET

<ul style="list-style-type: none">• LOCATION Corner of Broadway and Spring Street• BUILT 1896 – 1902• ORIGINAL ARCHITECTURE Bromer & Tryon (530 Broadway) Ralph S Townsend (532 – 534 Broadway) De Lemos & Cordes (536 – 538 Broadway)• BUILDING SIZE 197,637 RSF• STORIES/HEIGHT Stories 11 Height 130'• AVAILABLE RSF Floor Plates 18,500 RSF Availability 55,504 RSF• CEILING HEIGHTS Office Floors: 11' to 13' Lobby: 20'• EXTERIOR Beaux-Arts style, brick, limestone and terracotta	<ul style="list-style-type: none">• RECENT RENOVATIONS Modernized elevators with destination dispatch State-of-the-art security system through BlubbOX Touchless access control Tenant experience app Lobby serviced by doorman and concierge 24/7 security at entrances on Broadway and Spring Street Snarkitecture-designed office space• SNARKITECTURE DESIGN Lobby with original artwork by Daniel Arsham Office spaces designed by Snarkitecture, including finishes, furniture, fixtures and lighting.• LOBSERVATOIRE INTERNATIONAL Lighting design for exterior facade and interior lobby• ELEVATORS Passenger cars with new interior finishes: Floors 1-11 Elevator F: 2,500 lb capacity, 350 FPM Floors B-10 Elevator D: 2,000 lb capacity, 200 FPM• ADDITIONAL ELEVATORS AVAILABLE FOR TENANT USE Spring Street Floors B-11 Elevator B: 2,500 lb capacity, 200 FPM Elevator G: 4,000 lb capacity, 200 FPM• WINDOWS All new thermally broken aluminum or wood windows with double-paned, insulated low E-glass	<ul style="list-style-type: none">• HVAC New split system with electric and water-cooled ceiling-mounted air handling units and rooftop packaged condenser units• ELECTRICAL 1,200 and 2,000-amp, 120/240 volt, three phase, four wire alternating current (AC). Tenants have 6.0 Watts/SF• HEALTH & LIFE SAFETY Supervised wet standpipe sprinkler system• SECURITY 24/7 lobby with doorman and concierge CCTV security cameras located throughout the building and perimeter Smartphone based access control to open doors and call elevators• ACCESS 24/7 Tenant access to building with touchless entry and visitor pre-registration• OFFICE TENANTS Anomaly JKR• RETAIL TENANTS Skechers AIX Armani Exchange	<ul style="list-style-type: none">• TEAM Interior Architecture Snarkitecture Original Artwork Daniel Arsham Lighting Designer LObservatoire International Leasing Newmark Development and Management SHVO• TRANSPORTATION 1 minute from the R, W and 6 subway lines 3 minutes from the B, D, F, M subway lines 3 minutes from Citibike station (Lafayette & Spring)• NEARBY PARKING City Parking: 40 Mercer Street (4 minutes away) SoHo Parking: 258 Lafayette Street (3 minutes away)
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