

500 SUMMIT LAKE DRIVE, VALHALLA, NEW YORK

BUILDING SPECIFICATIONS

YEAR BUILT	1986
BUILDING SIZE	216,316 sf Four floors of approximately 52,000 square feet, per floor and 2 levels of covered parking Plus outdoor parking in front of building
BUILDING HEIGHT	4 floors
BUILDING CONSTRUCTION	Structure is of reinforced concrete with 8" post-tensioned poured slabs and 30" concrete columns Roof: The roof consists of a Johns Manville system, which is a three ply build up roof system; 20-year roof membrane guarantee starting 3/8/2000
FLOOR SIZES	Typical floor sizes are approximately 64,000 square feet with a center core and are sub-divisible Floor 1 52,165 sf Floor 2 58,579 sf
FLOOR LOADS	50 lbs per sq ft live load
CEILING HEIGHT	8 feet 6 inches
FLOOR-TO-FLOOR HEIGHT	11'5", finished ceiling height is 8'6"
COLUMN SPACING	30' on center
MULLION SPACING	Window mullions are 5 feet with 57 inch openings
ELEVATORS	4 passenger elevators and 1 freight
HVAC/SUPPLEMENTAL COOLING	HVAC is controlled by Building Management System that supplies heating/cooling throughout the building Monday through Friday 8AM - 6PM
ELECTRIC	6 watts connected per square foot
LIFE/SAFETY	<ul style="list-style-type: none">• The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors and an annunciator panel located in the building lobby• The sprinkler system risers serve the entire property
SECURITY/ACCESS	24/7 security with after hours card access
TELECOM/CABLE	Verizon, FiOS Fiber: Optic and electric redundancy is accessible in all buildings
TRANSPORTATION	Private tenant shuttle service to White Plains train station Direct access to Sprain, Saw Mill, and Bronx River Parkways, I-287, and I-684
AMENITIES	<ul style="list-style-type: none">• Covered on-site parking• Fitness facility with locker rooms and showers• Electric charging station• Full-service café and catering• On-site management office
UTILITIES	Gas: Stuyvesant Electric: ConEd Water: Town of Mt. Pleasant
PLUMBING	Domestic hot water is supplied by 1 – 67 gallon gas fired hot water heater, with 2-200 gallon hot water storage tanks
MAJOR TENANTS	Verizon New York, and Calvary Portfolio Services