

FEATURES

LOCATION

25 Kent Avenue
Williamsburg Brooklyn
New York

OCCUPANCY

Early 2018

CERTIFICATION

LEED Gold
WiredScore Certified Platinum

SIZE

8 Stories Above Grade
1 Story Below Grade
503,842 Total RSF

FLOOR SIZES

Cellar – Tenant Amenity: 27,699 RSF
Cellar – Parking: 48,582 SF
Ground Floor Retail: 43,792 RSF
Floor 2: 58,572 RSF
(2N: 29,327 RSF)
(2S: 29,245 RSF)
Floor 3: 74,345 RSF
Floor 4: 66,132 RSF
Floor 5: 61,447 RSF
Floor 6: 60,570 RSF
Floor 7: 57,356 RSF
Floor 8: 54,042 RSF
Rooftop Terrace: 11,936 SF

CEILING HEIGHT

Lower Level: 22 ft
Ground Floor: 22 ft
2-8: 15 ft

COLUMN SPACING

30 ft x 30 ft Typical Bay

AMENITIES

Bicycle Storage
Locker Room
Showers

SECURITY

24/7 Attended Security Desk
Card Access Control System
Closed Circuit Security Monitoring

ELEVATORS

Two Cores, Each With (4) 3,500 lbs.
Passenger Elevators at 350 FPM Serving All Floors
(1) 3,500 lbs. at 150 FPM Serving Cellar to Ground Floor
(2) 4,500 lbs. Service Elevators at 350 FPM Serving All Floors
Accessible by Separate Service Lobby

HVAC

Tenant Cooling Load Capacity: 5 W/SF
Tenant Electrical Load Capacity: 10 W/SF

FLOOR LIVE LOAD CAPACITY

Up to 200 PSF

COOLING SOURCE

Cooling Tower Plant Air Side
Oversize-Capacity Cooling Towers (3 for Approx. 2,700 Tons)
Local Floor-by-Floor Air Handling Units

HEATING SOURCE

High-Efficiency Gas-Fired Hot Water Boilers
Hot Water Fin Tube Perimeter Heating

ELECTRICAL CAPACITY

Office Tenant Electrical Load Capacity: 10 W/SF
Light Manufacturing Tenant Electrical Load Capacity: 14 W/SF
Flexible Power Infrastructure Available

