

FEATURES

LOCATION

25 Kent Avenue
Williamsburg Brooklyn
New York

OCCUPANCY

2019

CERTIFICATION

LEED Gold
WiredScore Certified Platinum

SIZE

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

FLOOR SIZES

Tenant Amenity: 27,699 RSF
Underground Parking: 48,740 SF
Ground Floor Retail: 43,792 RSF
Floor 2: 57,818 RSF
(2N: 29,223 RSF)
(2S: 28,595 RSF)
Floor 3: 71,116 RSF
Floor 4: 66,959 RSF
Floor 5: 62,259 RSF
Floor 6: 61,225 RSF
Floor 7: 58,171 RSF
Floor 8: 54,803 RSF
Rooftop Terrace: 11,936 SF

CEILING HEIGHT

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

COLUMN SPACING

30 ft x 30 ft Typical Bay

AMENITIES

Bicycle Storage
Underground Valet Parking
Locker Room & Showers
Rooftop & Floor Terraces
Outdoor Plaza & Breezeway Space

SECURITY

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

ELEVATORS

(8) 3,500 lbs. Passenger Elevators at 350 FPM
Serving All Floors, Dual Cores (4) Per
(2) 3,500 lbs. at 125 FPM Serving Cellar to Ground Floor
(1) 4,500 lbs. Service Elevator at 350 FPM Serving All Floors
Accessible by Separate Service Lobby
(1) 6,000 lbs. Freight Elevator at 350 FPM Serving All Floors
Accessible by Separate Service Lobby & Loading Dock

FLOOR LIVE LOAD CAPACITY

Up to 200 PSF

COOLING SOURCE

Cooling Tower Air Side
Oversized Capacity of 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
Retail Electrical Load Capacity: 14 -30 W/SF
Flexible Power Infrastructure available

