

Building Specifications

New office facility being developed to compliment existing office park. The facilities will provide a progressive attractive setting that will benefit both the medical and professional industries

ADDRESS	Five and Seven Executive Boulevard, Suffern, New York 10901
LOCATION	Directly off Airmont Road with immediate access to Exit 14B on the New York State Thruway, minutes from 287, The Garden State Parkway and Route 17
OWNER/DEVELOPER	Goldstein Family Partnership, LP.
ARCHITECT	Warshauer Mellusi Warshauer
CONTRACTOR	Lynmark Construction and Management Co. Inc
MANAGEMENT	Goldstein Management Corp.
BUILDING	Two separate buildings, each office building compromises 48,000 gross rentable square feet on four levels
TYPE OF CONSTRUCTION	Steel frame and concrete floor on metal deck and steel beams. Fire resistant construction.
BUILDING EXTERIOR	Grey Glass with Coordinating Mullions
LOBBY	Two story glass atrium, attractive lobby area with public restrooms
DOORS	Wood solid core red oak doors at common areas. Wood solid core birch doors for tenant entry and tenant premises
COMMON AREA FACTOR	?
WINDOWS	Window height 5'4" (full Height) Sill height 32"
CEILING HEIGHT	Floor to ceiling - 8' 6", slab to slab 12'
CEILING SYSTEM	Building Standard 2' x 4' exposed grid and tegular acoustic tile in tenant premises
LIGHTING	Energy efficient lighting
FLOOR LOAD	10 pounds per square foot, 80 pounds per square foot live load

ELEVATORS	Two hydraulic elevators with platforms, pistons, entrances and doors. Includes state of the art digital control system, call stations and indicators. Elevators have passenger capacity of 2500 pounds per car and operate at 125 FPM
LEEDS CERTIFIED	
PARKING	Ample parking with reciprocal parking available, asphalt surface, concrete curbing, sidewalks, lighting, brick entry plaza and landscaping
HVAC SYSTEM	Cooling provided by Two (2) roof top units totaling 166 tons. Air distribution will be utilizing variable air volume terminals to tenant spaces
ELECTRIC	Service 1000 amps at 480 volt, 3 phase Capacity 13.3 total watts/ SF and 7.3 watts/SF available for tenant's office
WATER	United Water Company
STANDARD BUSINESS HOURS	Monday through Friday 8 am to 6 pm SAT 8 am to 12 pm
FIRE AND SAFETY SYSTEM	Fully sprinkled building, fire alarm system with staged evacuation capability, smoke detectors, pull stations for common areas, strobe lights and stairwell pressurization fans, keyless entry.
AMENITIES	Outdoor brick pedestrian plaza with sculpture. On site Hotel and Conference Center, Bank with ATM, minutes to shopping, food, etc. On site ownership and management; 24 hour access; 24/7 power capabilities available.
TECHNOLOGY	High speed data/telecommunications capabilities including fiber optic internet connectivity throughout. Multiple broadband access will be made available to meet tenant requirements.