

200 SUMMIT LAKE DRIVE, VALHALLA, NEW YORK

BUILDING SPECIFICATIONS

YEAR BUILT	1990								
BUILDING SIZE	246,381 sf Four floors of approximately 60,000 square feet per floor and 4 levels of covered parking								
BUILDING HEIGHT	4 Floors								
BUILDING CONSTRUCTION	Structure is of reinforced concrete with 8" post-tensioned poured concrete slabs and 30" concrete columns Facade: Atrium lobbies with dramatic waterfalls Lobby: Blue reflective glass, white granite and steel Roof: Ballasted EPDM roof with a 15-year warranty starting from 2005								
FLOOR SIZES	Typical floor sizes are approximately 60,000 square feet with a center core and are Suite-divisible <table><tr><td>Floor 1</td><td>44,096 sf</td></tr><tr><td>Floor 2</td><td>58,793 sf</td></tr><tr><td>Floor 3</td><td>65,118 sf</td></tr><tr><td>Floor 4</td><td>65,578 sf</td></tr></table>	Floor 1	44,096 sf	Floor 2	58,793 sf	Floor 3	65,118 sf	Floor 4	65,578 sf
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FLOOR LOADS	50 lbs per sq ft live load								
CEILING HEIGHT	9 feet								
FLOOR-TO-FLOOR HEIGHT	11'4", finished ceiling height is 9'								
COLUMN SPACING	30' on center								
MULLION SPACING	Window mullions are 5 feet with 57 inch openings								
ELEVATORS	6 passengers and 1 freight								
HVAC/SUPPLEMENTAL COOLING	HVAC controlled by building management system that supplies heating/cooling throughout the building Monday through Friday 8AM - 6PM								
ELECTRIC	6 watts connected per square foot / with (ATS) automatic transfer switch								
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 an enunciator panel located in the building lobby• The sprinkler system risers serve the entire property.								
SECURITY/ACCESS	24 hour/7 security with after hours card access								
TELECOM/CABLE	Data and Optic Verizon, Redundant Fiber Optic and Lightpath Fiber: Optic and electric redundancy is accessible in all buildings								
TRANSPORTATION	Private 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• Full-service café and catering• Full-time concierge services• On-site management								
UTILITIES	Gas: Stuyvesant Electric: Constellation Water: Mount Pleasant Water								
MAJOR TENANTS	Kaufman, Borgeest & Ryan, LLP, Wine Enthusiast, Strum Media, Inc., Wine Express, Inc. and Fuji Film								
ELECTRONIC WORK ORDERS	Web based system provides convenient electronic work orders for all tenant requests								