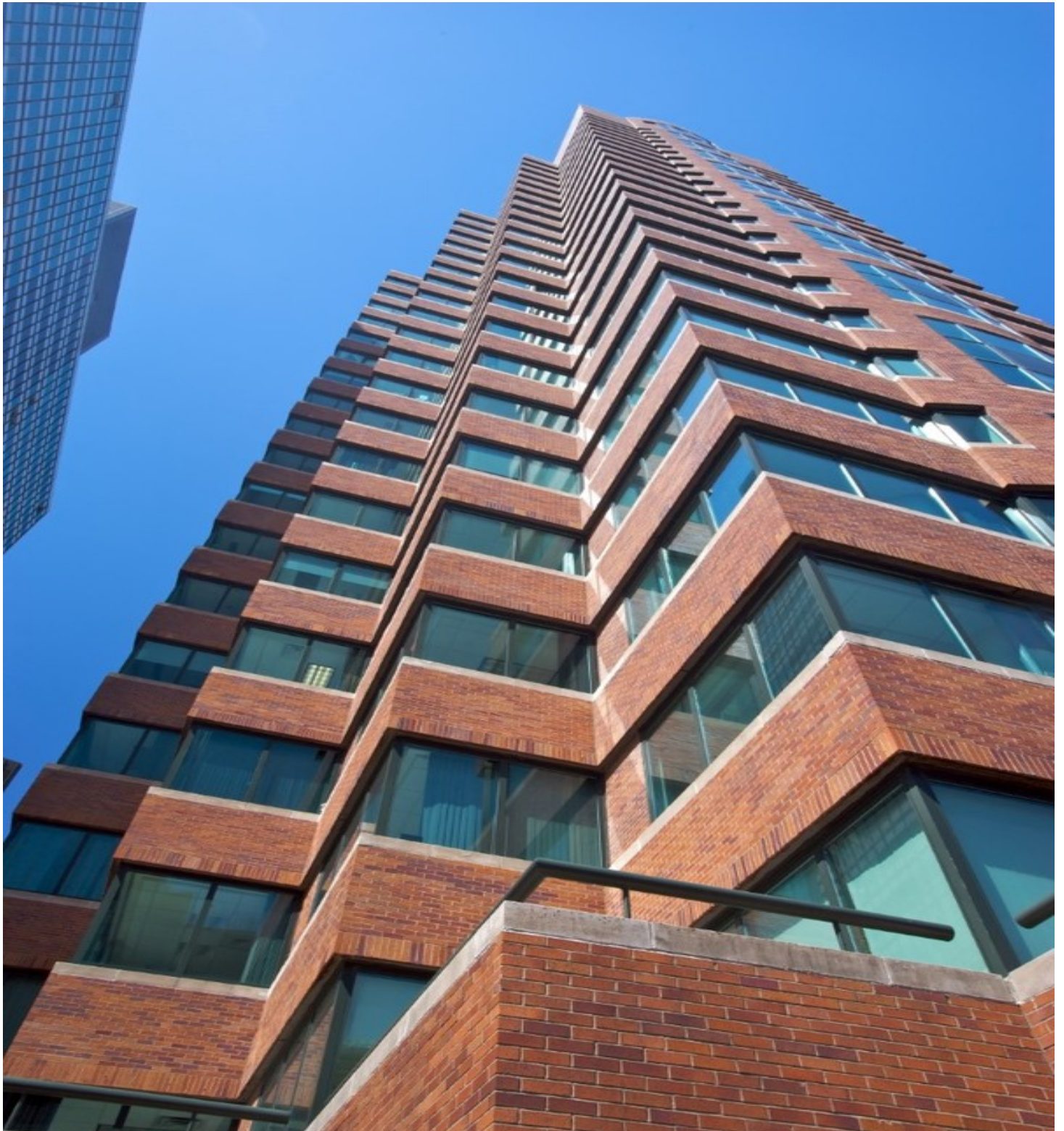


**40 FULTON STREET**  
NEW YORK, DOWNTOWN



**VORNADO**  
REALTY TRUST

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# 40 FULTON STREET

## NEW YORK, DOWNTOWN

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### OVERVIEW & FEATURES

#### LOCATION

Southside of Fulton Street between Pearl & Cliff Street

#### LOADING DOCK & BIKE ROOM

Located on Pearl Street

#### YEAR BUILT

1986

#### ARCHITECT

Fox & Fowle Architects  
Fogarty Finger Architecture - 2017/2018 Lobby & Elevator Renovations

#### POINTS OF ENTRY

Two entrances on the north side of Fulton Street  
Entrance on Pearl Street

#### BUILDING SIZE

Approximately 252,000 SF

#### FLOORS

29

#### FLOOR SIZES

Floors 02-04: 14,500 SF  
Floors 05-06: 11,000-13,000 SF  
Floors 07-27: 7,900-8,600 SF  
Floors 28-29: 7,200 SF

#### FLOOR LOADS

50 lbs per SF

#### CEILING HEIGHTS

11'-1"

#### ELECTRICITY

8 Watts per USF

#### EMERGENCY LIGHTING AND POWER

750KVA diesel generator supports fire & life safety systems

#### ELEVATORS

5 Passenger Cars  
1 Freight Car

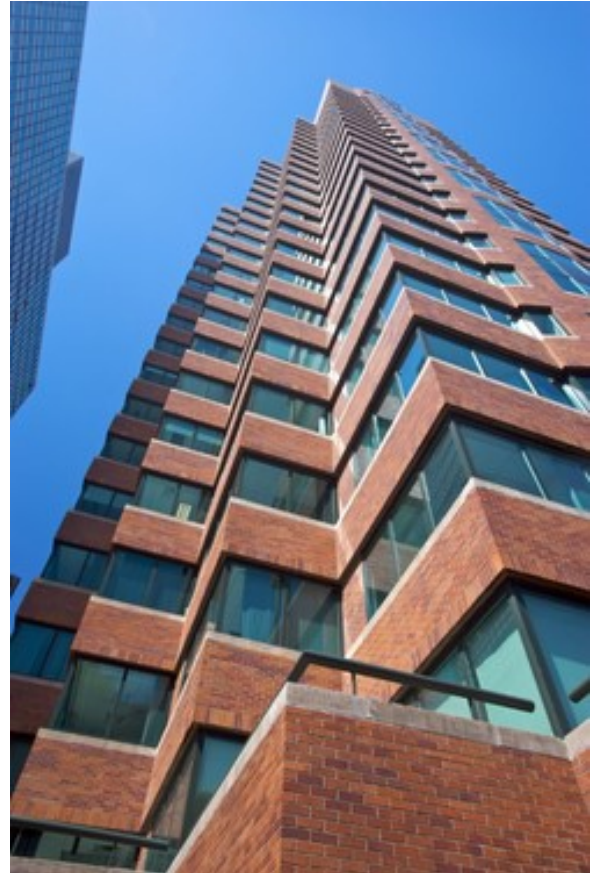
#### EXTENDED BASE BUILDING HVAC HOURS

Monday through Friday 9:00AM to 8:00PM; Saturday 8:00AM to 1:00PM  
A cooling tower provides condenser water for individual package water cooled blazer units for each floor with VAV air distribution (no perimeter supply).

#### SECURITY

24 hours, 7 days a week, turnstiles with card key access

#### SUSTAINABILITY



LEED Gold

# 40 FULTON STREET NEW YORK, DOWNTOWN

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LEED Gold Certified

## TELECOM

Verizon, Verizon/ MCI, Cogent Communications, Time Warner Cable, Pilot Fiber  
Two separate points of entry

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## TENANT PROFILE

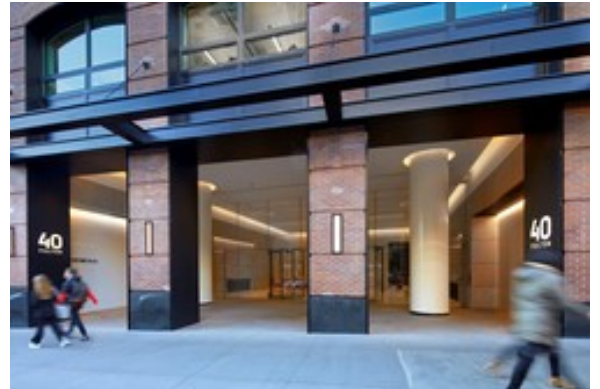
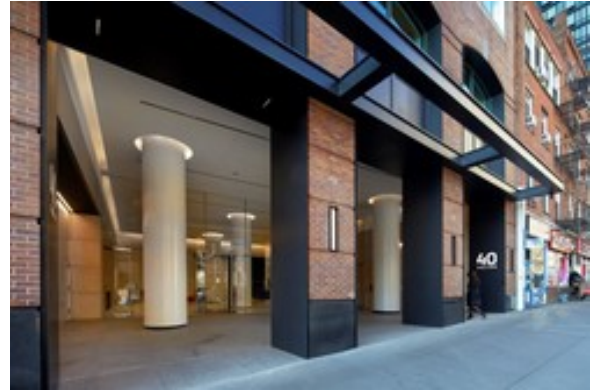
### Major Tenants Include:

#### Office

- Fortune Media
- Happy Family LLC
- Seaport Capital

#### Retail

- TD Bank





# 40 FULTON STREET NEW YORK, DOWNTOWN

## AREA INFO & MAP

