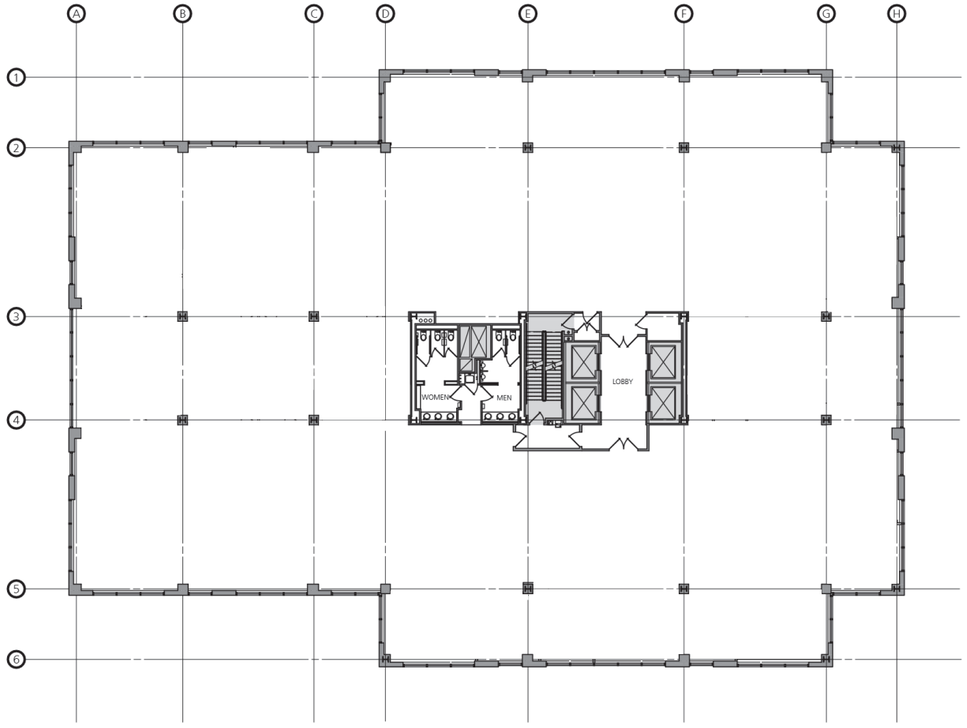

BUILDING SPECIFICATIONS

ON-SITE AMENITIES

- Street and roof top signage available for large tenants
- Manned security desk
- Lower level storage
- 165 car parking garage

ELEVATORS

- Three passenger and one passenger/freight
- 2000 lbs. capacity each

LIVE FLOOR LOAD

- 50 lbs. per sq.ft.
- Select areas 100 lbs. per sq.ft.

TYPICAL CEILING HEIGHT

- Slab-to-slab height of 12′
- Floor to bottom of beam height of 10′-2″
- Floor to finished ceiling height of 8′-4½″

WINDOW MULLION SPACING

- 60″ on center typical at exterior

INTERIOR COLUMN SPACING

- Typical Bay: 30′ x 35′
- Central Bay at Core between Columns 3 & 4: 21′ x 30′
- Outside Bay on North and South Sides between Columns 1 & 2, 5 & 6: 15′ x 30′

CORE TO EXTERIOR WALLS

- On Floor Occupied by One Tenant without common area hallways:

  Core to South Wall: 50′

  Core to North Wall: 35′

  Core to East Wall: 70′

  Core to West Wall: 44′

ELECTRIC SERVICE

- Downtown Albany is serviced from two separate substations thus providing redundancy.
- Building standard power consists of 9 watts (7 watts power and 2 watts lighting) per usable sq.ft., excluding HVAC.

EMERGENCY GENERATOR/ BACK UP POWER

- One 300kw generator for life safety systems.

TELECOMMUNICATIONS

- The telecommunications infrastructure is robust and allows for redundancy and flexibility. Principal features include: 2 diverse points of entry to the building for tenants, vertical risers with multiple 4″ stubs per floor and roof access.

66 South Pearl St., Albany, NY

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In the heart of downtown, across from the Times Union Center, within walking distance to the State Capitol, Legislative Office Building, City Hall, courts, prominent financial and legal firms, the Hudson River, dining and entertainment.

- NYC high-rise ambiance
- Fantastic views from all sides
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- Exterior signage
- Large floor plates of 20,325 sf, can be subdivided
- Contiguous floors are available.

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- Times Union Center
- Albany Capital Center
- Capital Rep
- Palace Theater
- Jennings Landing
- Hudson River Pedestrian Bridge

EDUCATION

- SCiTI Center
- SUNY Plaza – State University of New York Administration
- Schenectady County Community College

GOVERNMENT

- New York State Capitol
- Empire State Plaza - Legislative Office Building
- City Hall
- Office of the NYS Comptroller
- NYS Dept. of EnCon
- Federal Courts
- Dormitory Authority of the State of New York

LODGING

- Hampton Inn
- Marriott Renaissance
- Hilton Hotel
- Fairfield Inn
- Holiday Inn

PARKING

- 66 So. Pearl Garage
- 66 So. Pearl Surface Lot
- Hudson Green Garage
- Beaver Street Garage
- SUNY Garage
- Riverfront Garage
- DEC Garage

RESIDENTIAL

- Steuben Place Apartments
- 17 Chapel St. Condominiums
- Monroe Apartments
- Lofts at 111
- Arcade Building

TRANSPORTATION

- Adjacent to I-787
- 5 minute drive to Amtrak Rail Station
- 12 minute drive to Albany International Airport
- 2 1/2 hour drive to NYC
- 3 hour drive to Boston
- 3 1/2 hour drive to Montreal