

N6 LOFTS FACTS

BUILDING ADDRESS

285 North 6th Street

LOCATION

Between Havemeyer Street and Meeker Avenue

OWNERSHIP/EXCLUSIVE LEASING AGENT

Newmark Holdings

BUILT

1906

RENOVATED

2016-2017

CONSTRUCTION TYPE

Restored historic factory building has a wood timber frame with masonry shell.

FLOOR SIZE

5,600 RSF

STORIES

5

AVERAGE CEILING HEIGHTS

12'-5"

BUILDING AMENITIES:

- Newly renovated lobby, building entrance and storefronts
- Bicycle storage available on-site
- Tenant-exclusive interior garden backyard with direct access from each floor
- Brand new bathrooms on each floor featuring top-of-the-line finishes
- Tenant-exclusive Wi-Fi in courtyard and building lobby
- Vertical and horizontal spaces allocated to receive broadband and fiber optic communication facilities for tenant use, with a vertical communication rise available at each floor

TELECOMMUNICATION PROVIDERS:

Verizon DSL & Time Warner Cable

BUILDING ACCESS / SECURITY

On-site keycard access & security camera monitoring system

LIFE SAFETY SYSTEMS

Fire and Life Safety is provided by a temporal 3 fire alarm system in accordance with New York City Building Codes

WINDOWS

View Dynamic Glass

- New operable out-swinging casement windows
- Respond intuitively to outside conditions, day or night, to regulate light and heat without blinds or window treatments
- Prevents solar radiation and glare
- Automatic temperature control
- Automatic lighting adjustments
- Reduces HVAC energy consumption and annual energy
- Increases tenant exposure to natural sunlight
- Individual control and tracking available via smartphone app
- N6 Lofts is the first full commercial building in NYC to feature this breakthrough technology

HVAC

Cooling is provided by brand new ducted air-cooled units on each floor, which are tenant controlled. Heating is provided by a base building steam system through perimeter cast iron radiators.

ELEVATORS

Newly renovated passenger elevator with brand new mechanicals services each floor and doubles as the building's freight elevator

TRANSPORTATION

L and G trains at Metropolitan/Lorimer Station

L train at Bedford Ave. Station

J, M and Z trains at Marcy Ave. Station

Adjacent to BQE

East River Ferry at 6th Street/North Williamsburg Terminal

INCENTIVES

Existing Manhattan or out of state tenants moving to 285 N. 6th Street may be eligible for the REAP Benefits (REAP is a tax incentive implemented by New York City that offers qualified business annual tax credits of up to \$3,000 per relocated or newly hired employee for 12 years).

ELECTRICAL CAPACITY

Up to 6 watts per RSF, exclusive of HVAC

COLUMN SPACING

13' O.C. East/West, 16' O.C North/South

FLOOR LOAD CAPACITY (LIVELOAD)

First Floor/Retail: 100PSF

Second Floor: 75PSF

Floors 3-5: 50PSF