

# Roulston House

GOWANUS NYC

## BEST-IN-CLASS AMENITIES

### ACCESSIBILITY

- Fully ADA compliant
- Video surveillance & visitor management system

### TENANT ACCESS

- Exquisitely designed lobbies
- Doorman-attended lobbies
- Operated access control system

### DATA/IT

- Platinum wired-scored certification
- High speed public wifi in all common areas

### ELEVATORS

- Modernized vertical transportation system
- New elevator cab designs
- Four MRL passenger elevators with 4,000 pound capacity each
- Two freight elevators with 5,000 pound capacity each

### FLOOR LOADS

- 100 lbs. per square foot throughout building

### LIFE SAFETY

- Full interior coded fire alarm system capable of tying in additional tenant devices
- Fully sprinklered with open grid spacing compliant with NYC building codes
- Accessory building generator system available for tenant use

### HVAC

- Includes 3 tons per thousand RSF high-efficiency system

### OUTDOOR AREAS

- Multiple outdoor areas
- Public & private rooftop lounges
- Expansive ground-level garden area

### ELECTRIC

- New 460-volt, 3-phase and 4-wire electrical service providing 6-watts +/- RSF average
- Service provided to electric closets located on each floor will consist of 277/460-volt power supply for all mechanical and lighting equipment
- Building delivered with emergency power capacity to meet NYC building code emergency lighting requirements

### SUSTAINABILITY

- LEED certified

### INTERIOR FEATURES

- Authentic wood columns
- Beam ceilings
- Exposed brick & schist walls
- F&B ceiling heights up to 25 ft.
- Office ceiling heights up to 16 ft.

### TAX INCENTIVES

- The Relocation and Employment Assistance Program (REAP) offers business income tax credits for relocating jobs from outside of NYC to one of the outer boroughs. Eligible tenants could qualify for annual credit of up to \$3,000 per employee per year.