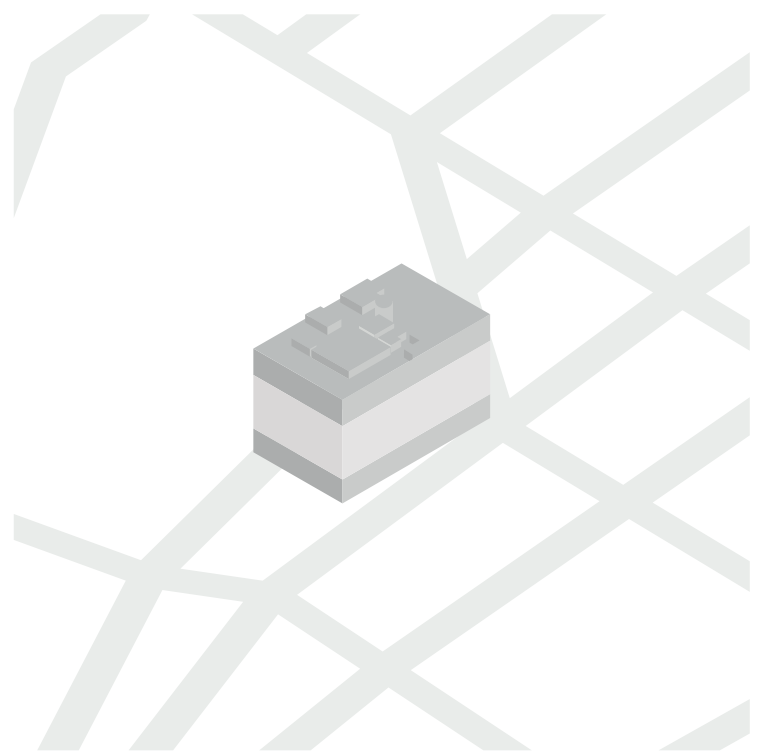

Welcome to
2 Gansevoort



Located at the heart of the Meatpacking District

Set along the Silicon Alley corridor and nestled between Chelsea and West Village, 2 Gansevoort is a nine-story building offering downtown-style contemporary office space in the midst of the city's perennially trend-setting art-media-culture scene.



Building Specs

Address	2 Gansevoort
Year Built	1912
Year Renovated	2015 - Lobby and Elevator Renovation
Owners	William Kaufman Organization
Rentable Building Area	200,000
Number of Floors	9

Elevators	Floors 2-9: 2
Typical Floor Size	23,000 RSF
Ceilling Heights slab-to-slab	Floors 2-8: 12’ 0” Floor 9: 14’ 0”
HVAC Hours	A/C - 8:00 AM - 8:00 PM Heat - 8:00 AM - 6:00 PM Monday - Friday

Attended Lobby	24/7 year-round
Watts Per RSF	8 Watts
Telecom	Broadview, Level 3, Pilot, Spectrum, Verizon

STACKING PLAN

2 Gansevoort

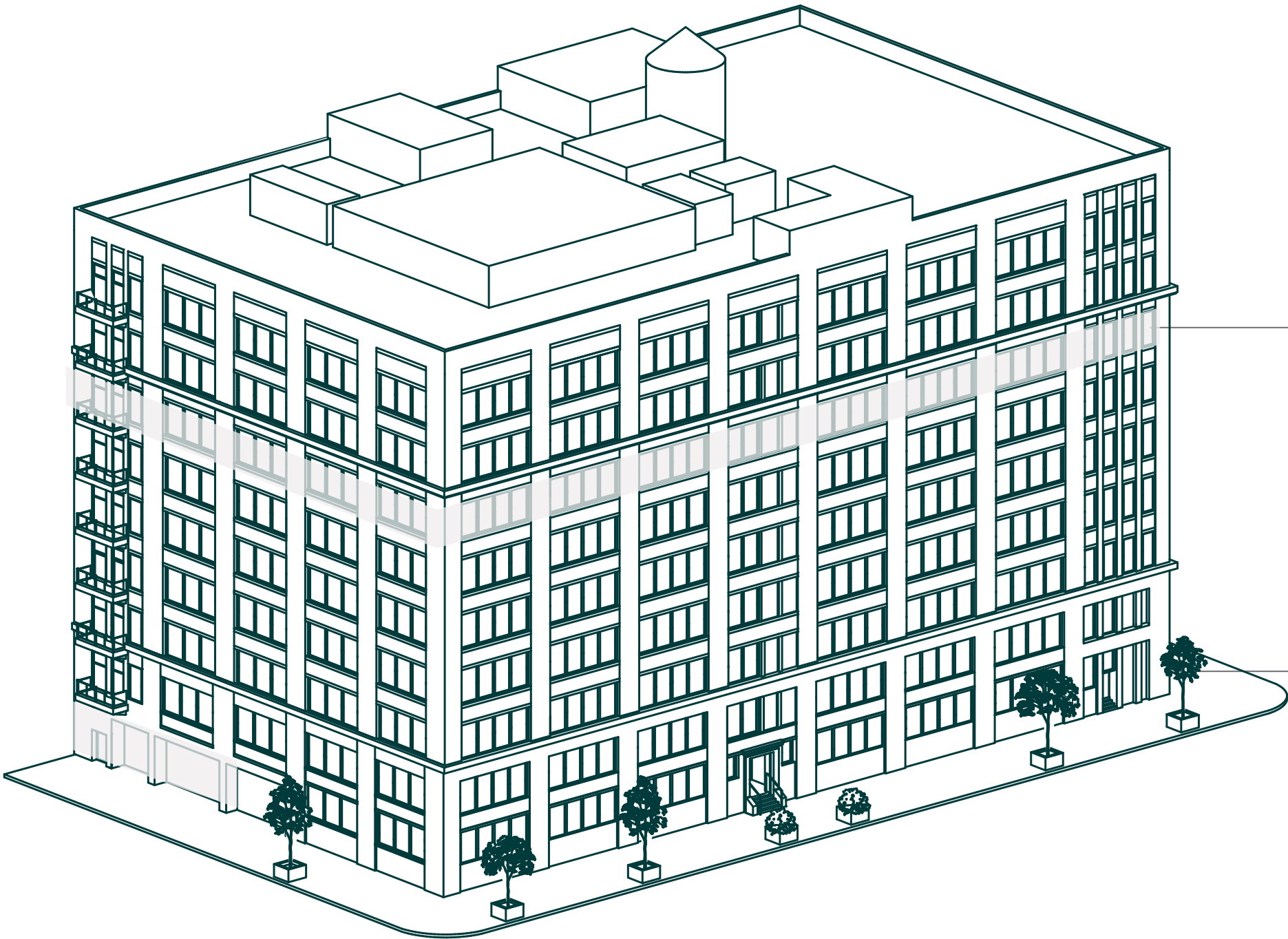
AT A GLANCE

200,000 Total RSF

Nine Story Building

Partial Floor Opportunities

Ground Floor Retail Available



FLOOR	RSF	AVAILABILITY	PER RSF
Partial - 7th	3,604	Immediate	\$85
Partial - 7th	4,950	Immediate	\$89
Partial - 7th	9,831	Immediate	\$89
Partial - 1st	3,122	Immediate	\$125

EXISTING CONDITIONS

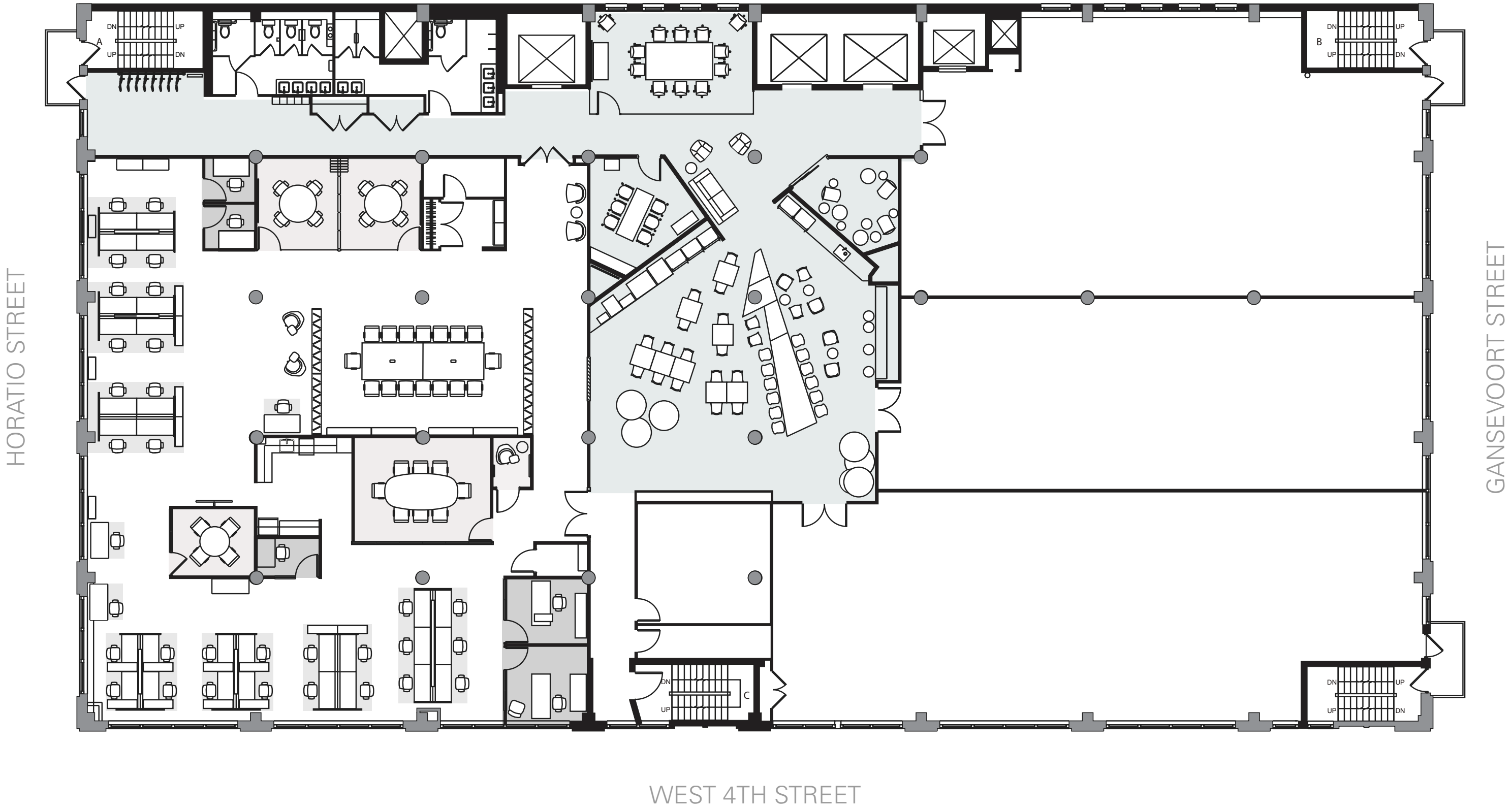
Partial Floor - 7th

9,831 RSF

Total Headcount		38	
Offices	5	Meeting Rooms	4
Workstations	33	Phone Room	1
Fully furnished and wired			

Communal Floor Amenities

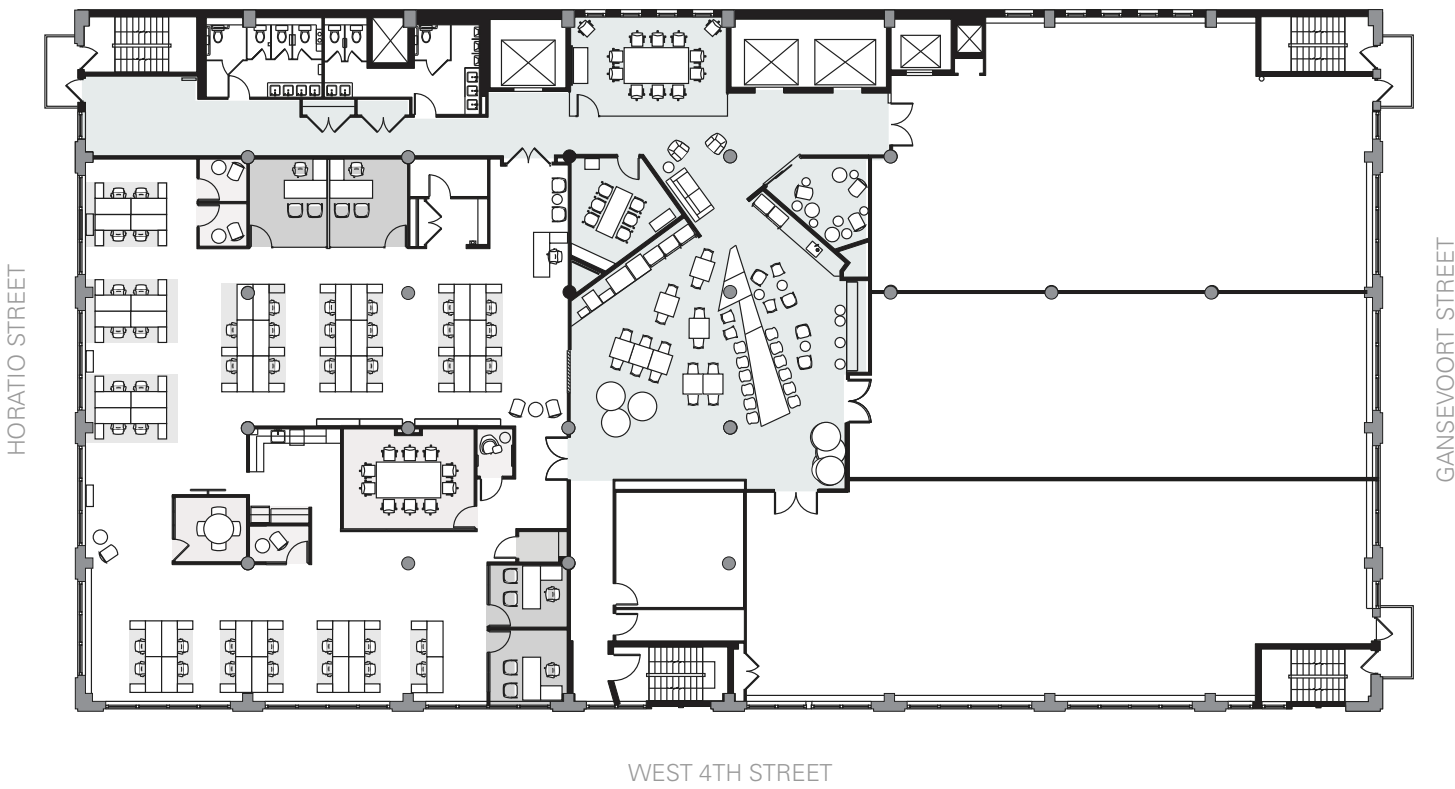
- Conference/Game Room
- Large Meeting Room
- Small Meeting Room
- Pantry & Micro-Market
- Lounge
- Bike Parking & Lockers



ALTERNATIVE LAYOUT OPTIONS

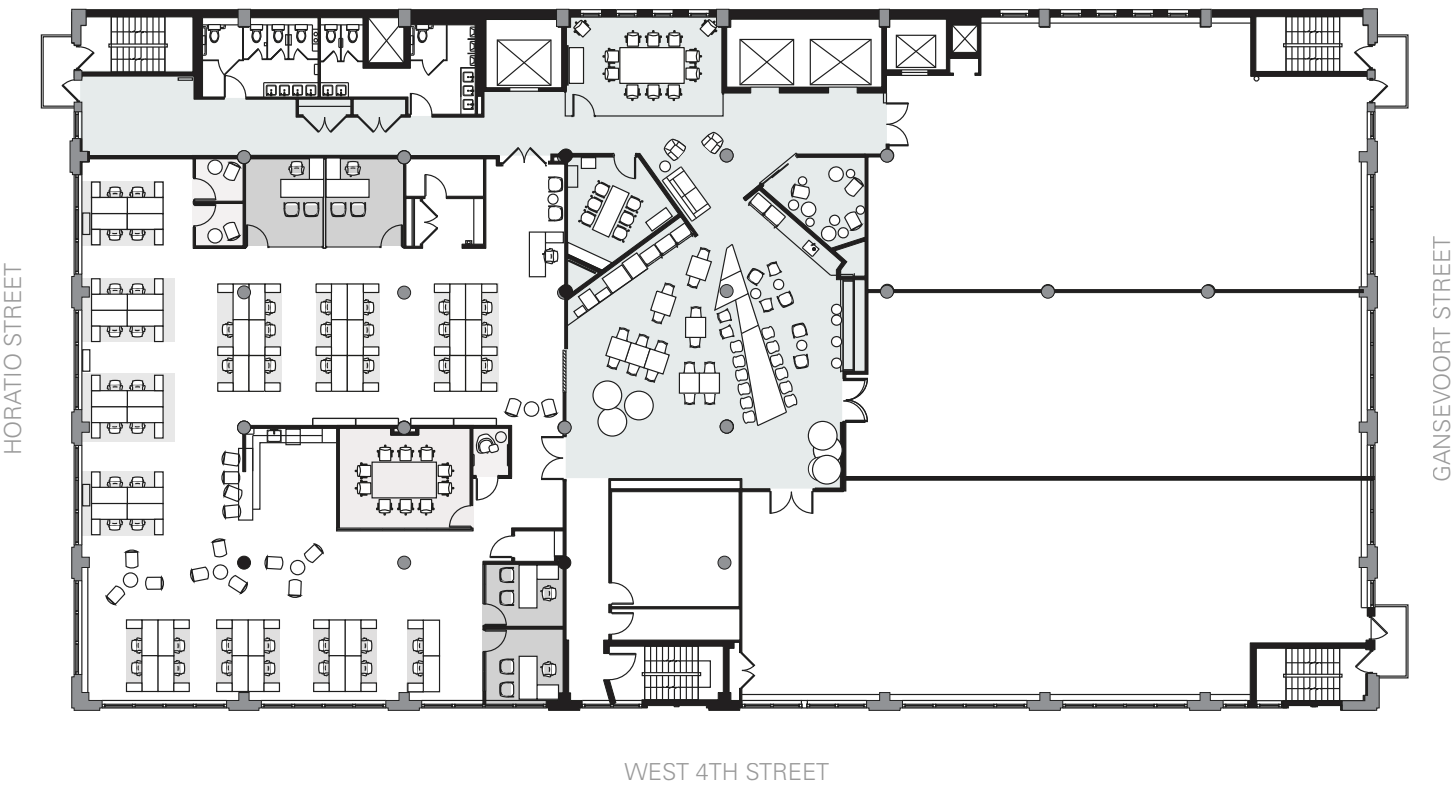
Partial Floor - 7th

9,831 RSF



Total Headcount 48

Offices	4	Wellness Room	1
Workstations	43	Phone Rooms	3
Conference Room	1	Reception Area	1
Meeting Room	1		



Total Headcount 52

Offices	4	Wellness Room	1
Workstations	47	Phone Rooms	2
Conference Room	1	Reception Area	1

Communal Floor Amenities

- Conference/Game Room
- Large Meeting Room
- Small Meeting Room
- Pantry & Micro-Market
- Lounge
- Bike Parking & Lockers

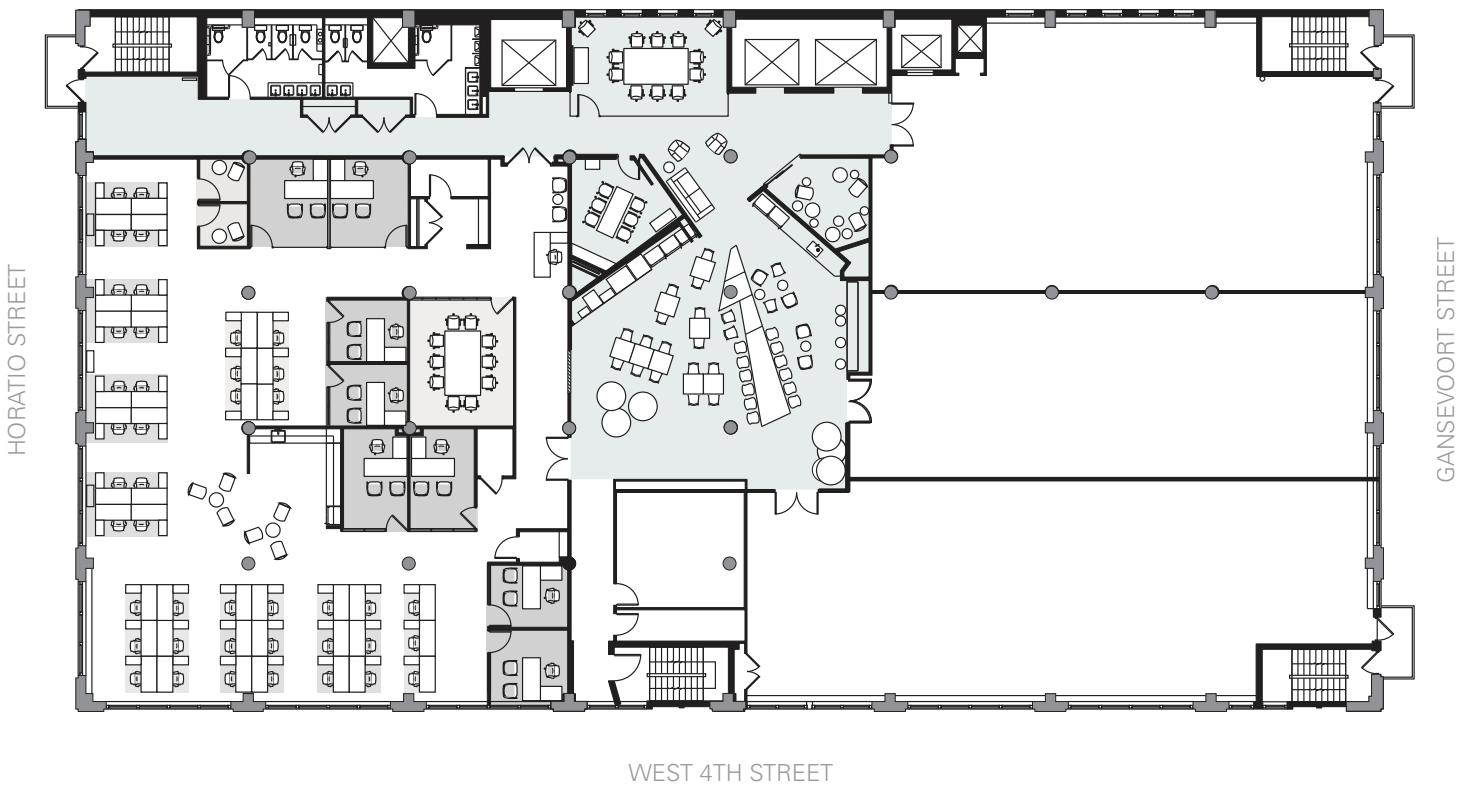
ALTERNATIVE LAYOUT OPTIONS

Partial Floor - 7th

9,831 RSF



Total Headcount				46	
<div></div>	Offices	8	<div></div>	Phone Rooms	2
<div></div>	Workstations	37	<div></div>	Reception Area	1
<div></div>	Conference Rooms	2			



Total Headcount				52	
<div></div>	Offices	8	<div></div>	Phone Rooms	2
<div></div>	Workstations	43	<div></div>	Reception Area	1
<div></div>	Conference Room	1			

Communal Floor Amenities

- Conference/Game Room
- Large Meeting Room
- Small Meeting Room
- Pantry & Micro-Market
- Lounge
- Bike Parking & Lockers

Connectivity

- + Choice of 4 unique sources of high-speed fiber connectivity.
 - + The following ISPs fully distribute fiber throughout the building to support ease of tenant access:
 - Verizon - Broadview - Level 3 - Pilot**
 - + Multiple riser pathways support tenant diversity requirements and allow for connections from independent locations.
 - + Telecom cables are kept in protected, secure risers throughout the building to minimize risk of damage.
 - + Additional riser shaft space available to support future needs of tenants and ISPs throughout the entire building.
 - + Management has documented agreements in place with carriers to support seamless and timely provision of services to tenants.
 - + Management offers capability to bring in new ISPs if requested by tenants.

Health & Safety

NAVIGATING THROUGH THE BUILDING

Entry & Exit	Face Coverings are required. Non-registered visitors are not permitted. Guests must be logged into the visitor management system.
Food Delivery & Pick-up Area	Designated food delivery area is set up outside of the building.
Elevators	Each elevator has a maximum capacity of 4 people at one time.

ENHANCED SAFETY & HEALTH PROCEDURES

Cleaning	Spaces throughout the building and in offices are cleaned with a nontoxic disinfecting solution that kills 99.99% of germs and viruses, including Covid-19. All cleaning protocols have been augmented with best-in-class tools and equipment to clean with greater efficacy and prevent cross-contamination.
Air & Water	Running on 100% outside air, weather permitting and whenever possible. HVAC systems are enhanced with MERV-14 filters, which is one level higher than the ASHRAE recommended MERV-13.

COMMUTING TO AND FROM THE OFFICE

Bicycle Parking	Bicycle parking room has been created in the vacant retail storefront of the building accessible on Horatio Street.
Sage App	Our new Mobile App will allow for: <ul style="list-style-type: none">- Touch-free entry- Seamless booking of spaces and services

KEEPING YOU SAFE INTO THE FUTURE