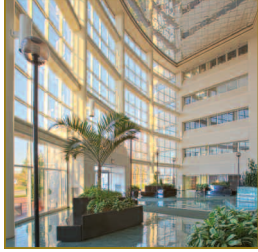


FEIL OFFICE PORTFOLIO

3601 HEMPSTEAD TURNPIKE



Building Fact Sheet

General Description

Owner: 3601 Turnpike Associates
 Year Completed: 1970
 Rentable Area: 95,450 SF

Area Amenities

Location: Hempstead Turnpike, East of Wantagh Parkway
 Restaurants: TGIF, Wendy's, Portofino Italian Restaurant, 5 Guys Burgers, Applebee's
 Shopping: Kohls, Best Buy, Target, Filene's Basement, DSW Shoes, BJ's, Michaels
 Parking: Ample parking
 Transportation: Close to public transportation

Original Design & Construction

Frame: Concrete encased steel framing
 Exterior Finish: Aluminum and glass curtain wall system

Construction Details

Number of Floors: 5 floors and basement
 Typical Floor Size: 17,700 RSF
 Column Spacing: Varies
 Typical Slab Height: 8' 10" (2nd to 5th floor) 10' to 14' (lobby level)
 Windows: Fixed
 Terraces: Corner offices share terraces

Heating, Ventilation & Air Conditioning

Air Conditioning: 20 - 30 ton units
 Heating: Electric baseboard
 Hours of Operation: 7 am - 10 pm Monday - Friday; 7 am - 5 pm Saturday

Electricity

General: 277/480 three phase - steps down to 110/240 three phase
 Electric Closets: All floors
 Distribution: Varies
 Emergency Generator: No

Telecommunications

Internet: Verizon Fios

ADA Compliance

Lobby/Elevators: Yes
 Restrooms: Yes

Fire Safety

System: Fireproof construction

Passenger Elevators

Number: 2

Freight Elevators

Number: 0

Security

Doorman
 Security cameras in lobby for exterior areas of building

Other Information

Lobby Renovation: 2008
 Additional Basement Storage - 2009



LEVITTOWN
 NASSAU COUNTY
 LONG ISLAND



THE FEIL ORGANIZATION

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