



# GANSEVOORT



# 2 GANSEVOORT: WHERE TECHNOLOGY IS HEADED

A fully modern landmark, 2 Gansevoort (formerly 320 West 13th Street) was originally built in 1912, and later purchased and renovated by the William Kaufman Organization. Situated in the Meatpacking District, 2 Gansevoort is a nine-story loft structure with 201,328 square feet of space. The building's prized location along the Silicon Alley corridor places it at the epicenter of New York City's booming technology hub. Growing in both size and stature, New York City's Silicon Alley is now a preferred site for top technology and Internet companies, including Google, eBay and Facebook.

2 Gansevoort is being fully modernized to satisfy leading-edge aesthetic trends and state-of-the-art technical standards. Renovations include a new lobby, front entrance, and canopy, designed by Fogarty Finger Architects, to be completed in early 2015. Other renovation projects include a new security desk with swipe card access management system; a new elevator mechanical modernization and an aesthetic elevator cab restoration; and a full building window replacement. Respecting the original design of the historic building, the windows from 1912 will be double hung.



# LOCATED AT THE CROSSROADS OF SILICON ALLEY

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# BUILDING SPECIFICATIONS

**Owner:** William Kaufman Organization

**Property Manager:** Sage Realty Corp.

**Architect:** William H. Dewar, Jr.

**Renovation Architect:** Fogarty Finger Architects 2015

**Building Area:** 201,328 RSF

**Number of Floors:** 9+ Basement

**Construction:** Reinforced concrete foundation and structural steel frame

**Floor Sizes:** Floor 2-9: 23,000 RSF

**Floor to Floor Heights:** Floor 2-8: 12',4"; Floor 9: 14'0"

**Finished Ceiling Heights:** 9'0"

**Floor Loads:** 120 lbs. PSF live load for Floors 2-9

**Electrical:** Tenant floors 8 watts per USF

**Elevators:** The building has 3 passenger elevators plus one freight elevator

**HVAC:** Individual floor-by-floor tenant controlled 24 hour HVAC and submetered electrical. New 600-ton cooling tower on roof supplies all floors. Perimeter cast-iron radiators located on each floor with low pressure steam provided by (2) dual fuel federal boilers.

**Standard Hours of Operation:** Monday-Friday 8am-6pm

**Building Management System:** BMS system allows management to monitor and control building systems; on-site management

**Life Safety:** The building is 100% sprinklered. There are smoke detectors on all floors and a Class "E" Fire System located in the West 13th Street lobby.

**Security:** 24/7 Uniformed security in lobby. DVR system for surveillance and swipe card system for lobby entrance.

**Accessibility:** Handicap Access on West 13th Street

**Emergency:** 3 (8 hp) portable generators for life safety equipment.

**Column Spacing:** Four interior columns throughout the building

**Perimeter Columns:** No perimeter columns

**Building Info:** In 1969 designated a landmark building located in the Greenwich Village Historic District

# BUILDING CONNECTIVITY

Carrier	Type	Distribution
Broadview	Fiber	Full Coverage
Level 3	Fiber	Full Coverage
Pilot	Fiber	Full Coverage
Spectrum	Coaxial	Full Coverage
Verizon	Fiber	Full Coverage

- Choice available of 3 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.



# COMPANY OVERVIEW

In 1924, William Kaufman founded the organization that bears his name. Under the direction of a second generation, Melvyn and Robert Kaufman, the company emerged as an innovative force among commercial office tower developers. In 1938, Sage Realty Corporation was fully established as the Kaufmans' property management division and soon became an industry leader in its own right. In the early 50's, The William Kaufman Organization built it's first high-rise office tower in midtown Manhattan. The Kaufman's abiding concern for a higher level of graphic interior design, lighting and landscape design is exemplified in all of its buildings.

Today, The William Kaufman Organization is one of the nations major family owned real estate concerns. It has successfully met a company goal to humanize their office buildings and transform them into a more stimulating and comfortable environment that maximizes the human potential. With each ensuing office building, the Kaufmans concentrate on changing the traditional lobby treatments typical of ground floor areas. The William Kaufman Organization improves the quality of the work space by adding open spaces on the ground floor of their buildings where people can mix, interact and feel comfortable during the day. For over 90 years, The William Kaufman Organization's philosophy has been guided by the realization that the tenants spend as much time in their offices as they do in their homes. The Kaufmans' buildings have been designed to enrich the lives of those who work there. The Organization has introduced many innovations that have in time come to be accepted as industry standards.





# CONTACT

## FOR LEASING INFORMATION CONTACT

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