

## BUILDING SPECIFICATIONS

### ON-SITE AMENITIES

- Street and roof top signage available for large tenants
- Manned security desk
- Lower level storage
- 165 car parking garage

### ELEVATORS

- Three passenger and one passenger/freight
- 2000 lbs. capacity each

### LIVE FLOOR LOAD

- 50 lbs. per sq.ft.
- Select areas 100 lbs. per sq.ft.

### TYPICAL CEILING HEIGHT

- Slab-to-slab height of 12'
- Floor to bottom of beam height of 10'-2"
- Floor to finished ceiling height of 8'-4½"

### WINDOW MULLION SPACING

- 60" on center typical at exterior

### INTERIOR COLUMN SPACING

- Typical Bay: 30' x 35'
- Central Bay at Core between Columns 3 & 4: 21' x 30'
- Outside Bay on North and South Sides between Columns 1 & 2, 5 & 6: 15' x 30'

### CORE TO EXTERIOR WALLS

- On Floor Occupied by One Tenant without common area hallways:
  - Core to South Wall: 50'
  - Core to North Wall: 35'
  - Core to East Wall: 70'
  - Core to West Wall: 44'

### ELECTRIC SERVICE

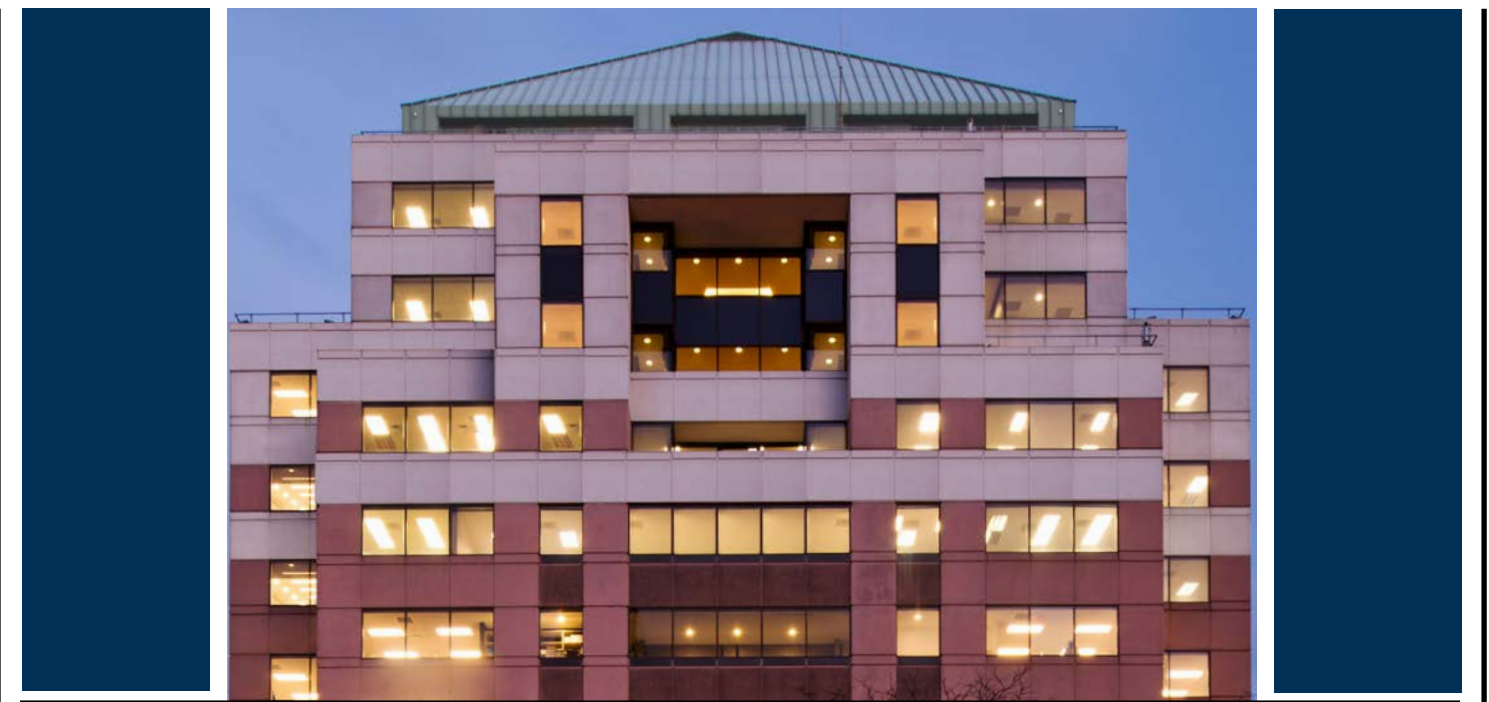
- Downtown Albany is serviced from two separate substations thus providing redundancy.
- Building standard power consists of 9 watts (7 watts power and 2 watts lighting) per usable sq.ft., excluding HVAC.

### EMERGENCY GENERATOR/BACK UP POWER

- One 300kw generator for life safety systems.

### TELECOMMUNICATIONS

- The telecommunications infrastructure is robust and allows for redundancy and flexibility. Principal features include: 2 diverse points of entry to the building for tenants, vertical risers with multiple 4" stubs per floor and roof access.



# 66 South Pearl St., Albany, NY

## FOR LEASE



One of the region's most distinguished business addresses can be yours.

In the heart of downtown, across from the Times Union Center, within walking distance to the State Capitol, Legislative Office Building, City Hall, courts, prominent financial and legal firms, the Hudson River, dining and entertainment.

- NYC high-rise ambiance
- Fantastic views from all sides
- On-site 165 car parking garage
- Exterior signage
- Large floor plates of 20,325 sf, can be subdivided
- Contiguous floors are available.

**Mark Aronowitz, CPM®**  
(518) 432-4500  
maronowitz@omnidevelopment.com

[www.omnidevelopment.com](http://www.omnidevelopment.com)

**OMNI**  
OMNI DEVELOPMENT COMPANY, INC.

**A** TTRACTIONS

Times Union Center  
Albany Capital Center  
Capital Rep  
Palace Theater  
Jennings Landing  
Hudson River  
Pedestrian Bridge

**E** DUCATION

SCiTI Center  
SUNY Plaza – State  
University of New York  
Administration  
Schenectady County  
Community College

**G** OVERNMENT

New York State Capitol  
Empire State Plaza -  
Legislative Office Building  
City Hall  
Office of the  
NYSComptroller  
NYS Dept. of EnCon  
Federal Courts  
Dormitory Authority of the  
State of New York

**L** ODGING

Hampton Inn  
Marriott  
Renaissance  
Hilton Hotel  
Fairfield Inn  
Holiday Inn

**P** ARKING

66 So. Pearl Garage  
66 So. Pearl Surface Lot  
Hudson Green Garage  
Beaver Street Garage  
SUNY Garage  
Riverfront Garage  
DEC Garage

**R** ESIDENTIAL

Steuben Place  
Apartments  
17 Chapel St.  
Condominiums  
Monroe Apartments  
Lofts at 111  
Arcade Building

**T** RANSPORTATION

Adjacent to I-787  
5 minute drive to  
Amtrak Rail Station  
12 minute drive to Albany  
International Airport  
2 1/2 hour drive to NYC  
3 hour drive to Boston  
3 1/2 hour drive to Montreal



66 South Pearl

HUDSON RIVER