

# 1311 Mamaroneck Ave.

White Plains, New York, 10605



## PROPERTY SPEC SHEET

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**Owner:**

OSG Mamaroneck, LLC

**On-Site Management:**

Onyx Management Group, LLC

**Location:**

Section 6, Block 66, Lot 14 & 14C

1311 Mamaroneck Ave. White Plains, New York, 10605

Exit 23 North off the Hutchinson River Parkway

Approximately 12 minutes from the White Plains train station

(Harlem line) & approximately 7 minutes from the Mamaroneck train station (New Haven line).

**Zoning:**

Zone District – C-O (Campus Office District)

Use Group – E (Business)

Property Class - 464 Office Building

Property description – SBL 138.18-1-3

**No. Stories:**

[3] Stories, plus ground level (Main Reception), 38 covered parking spaces

**Total Building Area**

326,307 SF

**Year Built:**

1982

**Year Renovated:**

2014- 2015

**Renovation Architects:**

Antinozzi Associates – 2014-15

**Construction Type:**

Steel frame structure with finished with poured concrete floor slabs.

1" insulated reflective blue glass and anodized aluminum curtain walls.

**Acres:**

27 acres

**Ceiling Heights:**

Slab to Slab – 10' 6"

Floor to finished ceiling - 8' 6"

**Column Spacing:**

27' from center of column to column

**Utilities (Water/Gas/Sewer):**

Water - Separately metered

Sewer - Based off water consumption

Electric - Separately metered

Natural Gas - Separately metered

Tenant space - combination of sub-metering & square foot rate.

**Floor Loads:**

Garage Level – 100 lbs./sf

1<sup>st</sup> Floor – 50 lbs./sf

2<sup>nd</sup> Floor – 50 lbs. /sf

3<sup>rd</sup> Floor – 50 lbs. /sf

**Building Access:**

24hrs / 7 days

**Electrical Specs:**

Total building capacity 7,000 amp service - 480 volts 3 phase, 600 amp 3 phase power available on each floor. 6 watts per sf per tenant use. Parallel dual underground feeders supplied by Con Edison.

**HVAC Specs:**

Individual package units supply HVAC to tenant interior space & common corridors. : Tonnage varies for each package unit.

Approximately 450 heat pump units provide heat & AC to perimeter offices.

**HVAC Hours:**

Monday – Friday 8 am to 6 pm (excluding holidays) for all 1311 tenants with the exception of

OrthoNet – 8 am – 7 pm

Meiselman – 7 am - 7 pm

Saturday – 5/15 – 10/15 – 9:00 am – 1:00 pm for all tenants with the exception of

Win Health – M-F 8 am – 8 pm & Saturday - 7 am – 5 pm

OT HVAC Rate – Varies depending on each tenant lease agreement

**Telecom:**

All floors have access to the building's fiber optics located on the ground level telecom room. Current providers include Optimum Lightpath, Verizon, AT&T, Cogent and Cablevision

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**Onyx Management Group, LLC**

900 Route 9 North, Suite 400 • Woodbridge, NJ 08857 • (732) 362-8800 • Fax (732) 362-8801 • [www.onyxequities.com](http://www.onyxequities.com)

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### Number of Elevators:

Passenger - [6] / two elevators at the East, Central & West elevator banks. Freight - [1] Main Lobby (Central Location)

### Life/Safety:

Fire Grading T Class & Hours - Type IB & 2 Hours

Fully sprinklered, wet pipe.

Static pressure 132 psi

Residual pressure 120 psi @ 500n GPM flowing

All sprinkler hydraulic calculations have at least 30 psi safety margin.

Silent Knight (Honeywell) fire alarm system (budgeted to be replaced in 2015).

### Security:

- Guardian Security is contracted to provide 24 x7 guard service. From 7:00 am – 4:00 pm, Monday – Friday, security/concierge is located at the main reception desk.
- Through the use of the Deggy Security System, security guards conduct daily tours throughout the building beginning at 7:00 pm and are conducted every 2 hours until 7:00 am the following morning.
- All visitors sign in at the reception desk before given directions to the tenant suite.
- HD roof top cameras were installed in 2014 that monitor & record activity throughout the parking lots and tenant entrances.
- Interior cameras are installed inside the vestibule areas at all (5) tenant entrances.
- New cameras were also installed in 2015 in all passenger & freight elevators.

- 24x7 Keri card access system for tenants entering the building, all 1311 tenants also utilize the Keri card access system on their suite entrance doors allowing them to use one access card for the building.
- After hours and weekends, all parking lots are chained off and only the visitors parking lot is available for tenant parking.

### Parking Ratio:

[3] Per 1,000 RSF

### Loading:

(1) Hydraulic lift leveler at A loading dock, West side of building /no Drive-Ins

### Signage:

Interior – [Yes ] / Exterior – [Yes ]

### Amenities:

On-Site management, Fitness Center, Cafeteria with outdoor seating, Shuttle service to Mamaroneck & White Plains train stations, Conference Center.

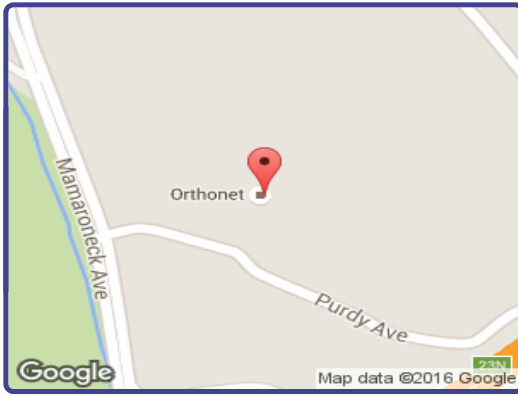


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## Available ISPs

Carrier	Cable Type	Network Type	Cable Distribution
Broadview	Fiber	Type 2	Direct to Tenant
Cablevision	Coaxial	Phone or Cable	Full Coverage
Lightpath	Fiber	Type 1	Full Coverage
Verizon	Fiber	Type 1	Partial Coverage
Verizon	Copper	Phone or Cable	Full Coverage

## Key Features of Connectivity

- Choice available of 2 unique sources of high-speed fiber connectivity.
- The following ISPs fully distribute fiber throughout the building to support ease of tenant access: Lightpath
- Multiple POEs and riser pathways support ISPs/tenants redundancy and diversity requirements.
- Telecom cables are kept in protected, secure risers throughout the building to minimize risk of damage.
- Additional riser shaft space is available to support future needs of tenants and ISPs throughout the entire building.
- Public WiFi is provided by building management in common areas to enhance access to connectivity throughout the building.
- Telecom equipment is located above grade to prevent against damages from flooding.
- Management offers capability to bring in new ISPs if requested by tenants.

# Wired Certification Fact Sheet Explainer

Cabling Type	Use	Maximum Speed (Bandwidth rates)
Copper	Used in older Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide Internet access to customers.	100 Mbps
Coaxial	Used in most Cable provider networks. Typically used for Television sets or Modems.	300 Mbps
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wireline cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal Internet capabilities.	1000 Mbps (1 gig)
Fiber	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.	1 Mbps – 10,000 Mbps (10 gig)

Distribution Type	Definition
Direct to Tenant Space Only	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
Partial Distribution	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables.
Full Distribution	Carrier places distribution points (a termination box or a coil of spare cabling) every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenants to receive new service.

Network Type	Definition
Type 1	Carrier owns the fiber entering the building.
Type 2	Carrier is using someone else's fiber, copper or coax to reach a tenant.
Phone Company or Cable Network	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower Internet speeds.
Rooftop Connection	Rooftop connections are designated for Fixed Wireless providers. See definition above.