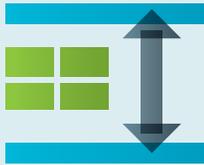


Building Specifications

DESIGN

ELEVATORS

- . Two (2) 2,500lb passenger cars rated at 350 FPM
- . One (1) 3,000lb freight car rated at 350 FPM
- . One passenger car serving floors 1–11
- . One passenger car serving floors 1–Penthouse
- . Freight car serving floors Cellar–Penthouse



SLAB-TO-SLAB HEIGHTS

- App 14'1"–15'9" (Floors 1–3)
- 12'11" (Floors 4–10)
- 15'4" (Floor 11)
- 11'4" (Cellar)
- 14'6" (Penthouse clear ceiling height)

COLUMN TO COLUMN SPACING

17'7" X 19'7" column bays

FLOOR LOADS

Live loads 100lbs/sf (1st floor and Roof),
50lbs/sf (floors 2–11 & Penthouse).

WINDOWS

High performance 1" insulated glazing with a combination of fixed and 'tilt & turn' units. Floors 1–3 on the South Façade have an aluminum and glass curtainwall system.

ROOF

Building has a new membrane roofing system.

PLUMBING

Brand new core toilet rooms including all new piping and fixtures.

ADA

Building is fully ADA compliant.

MECHANICAL & ELECTRICAL

ELECTRICAL

Building is rated for 4,000 amps at 208/120 volt, 3-phase. Building is capable of providing 6 watts per useable square foot demand load for lighting and tenant power (retail area is capable of providing 20 watts per useable square foot), exclusive of base building HVAC. Tenant electrical consumption will be submetered.

HVAC

One (1) 30-ton water cooled unit provided per floor with tenant controlled Variable Air Volume systems permitting multiple control zones within the demised space. Each of these packaged units will be equipped with Variable Frequency Drives and a water-side economizer. The 11th floor is provided with a 40-ton unit due to the increased ceiling height.

BUILDING MANAGEMENT SYSTEM (BMS)

Building has a direct digital control (DDC) building management system. HVAC systems will be monitored and connected to the central BMS.

BUILDING PERIMETER HEATING SYSTEM Perimeter radiant fin tube. Hot water distribution shall be provided to each floor at multiple risers to support proper zoning of the perimeter fin tube units and to support future tenant interconnection to reheat coils in overhead VAV boxes, as needed.

SUPPLEMENTAL COOLING

Up to 185-tons of condenser water is available for tenant usage.

SPRINKLER SYSTEM

The building will be fully sprinklered with a tenant tap in valve on each floor.

STAIRWELL PRESSURIZATION

Building is equipped with a stairwell pressurization system, which is served by two (2) rooftop mounted supply air fans.

POST FIRE SMOKE PURGE SYSTEM

The ventilation air riser duct also functions as a post-fire smoke purge exhaust air riser duct.

FEATURES

SECURITY

Building provides on-site 24/7 security, as well as an access control system that provides 24/7 access.

COMMUNICATION CAPABILITY

Central communications closet located on each floor (6 empty conduit sleeves @ 4" each) allowing dedicated vertical telecom communications to each floor from the provider point of entry.



EMERGENCY POWER

Building has a 400kW/500k VA diesel generator. In addition to serving the building's life safety systems, the emergency generator has approximately 100kW available for tenant use.



ROOF DEVICES

Antenna and satellite dish space is available.

HOURS OF BUILDING OPERATION

8:00AM–8:00PM, Monday through Friday, 9:00AM–1:00PM, Saturdays. Excludes denoted holidays.