



# BUILDING FACT SHEET

## **BUILDING INFORMATION**

New, class A office building with approximately 165,900 RSF

10 levels above grade; 2.5 parking levels below grade

Tenant levels 2-10 are approximately 18,000 RSF

Column spacing 30' x 30' typical;  
Slab to Slab height 11'0" average

Ceiling height on levels 2-10 is 8'-6" typical

Parking is available at 1 permit per 1,500 RSF

## **BUILDING AMENITIES**

Fitness facility of approximately 1,650 SF including state-of-the-art fitness equipment and locker rooms

Rooftop terrace of approximately 4,000 SF plus serving area and three restrooms

Conference center facility of approximately 6,000 SF including a large pre-function area, three to four conference rooms, breakout areas and a catering kitchen

## **INTERIOR LOBBY**

Two-story entrance lobby features a wood and stone concierge desk, figured cherry wood wall panels, natural stone, terrazzo flooring, Italian plaster, stainless steel finishes and specialty lighting

## **TENANT LEVELS**

Curtain wall at north façade with floor-to-ceiling insulated glass and 1" horizontal mini-blinds

Strip and punched windows at other facades

Perimeter and core walls ready for paint

One complete men's and women's restroom per floor with natural stone countertops and ceramic tile flooring

## **ELEVATORS**

Four elevators serve levels 1-10 including one combined office/freight elevator; two serve the rooftop terrace

Two parking shuttle elevators serve the below grade parking levels

## **MECHANICAL, ELECTRICAL & PLUMBING**

One vertical self-contained air handling unit on each level with 19 Fan Powered Terminal Devices provided per typical floor and DDC energy management controls

One electrical room per level with service capacity provided for 5.0 watts per usf for power and up to 1.5 watts per usf for lighting

Two wet stacks per level are provided for waste, vent and cold water connections

(Detailed MEP specifications are available upon request)

## **FIRE & LIFE SAFETY**

Complete base building system with detection, alarm and stair pressurization

Automatic sprinklers are provided on all levels in compliance with NFPA 13 and applicable codes spaced for ordinary hazard at one upturned head per 225 usf

## **SECURITY & TELEPHONE**

Electronic perimeter card key access control, elevator access control and closed circuit TV monitoring system

One telephone room per level is provided for Tenant's proportionate use of six, 4" sleeves

## **OCCUPANCY DATE:**

1st Quarter of 2010