

Building Specifications

Architectural & Structural

SUSTAINABILITY

LEED Silver Certification Core + Shell

STRUCTURE

Floor framing consists of a composite steel floor consisting of slabs supported on steel columns. Live load is 80 psf and Superimposed dead load (SIDL) is 20 psf. Modifications to the design of the structure can be made to best support the occupants' mission.

Slab to slab height will be to be 14' - 0" on floors 2 to 6 with finished ceiling height of 9' AFF and 16' slab to slab height on first floor with finished ceiling height of 10'.

EXTERIOR

The building will be built to Class A modern standards, with premier efficiency and utilizing performance glass for energy savings.

The building exterior will consist of concrete precast panels with integral insulation and high performing glazing with a low solar heat gain coefficient.

COLUMN SPACING

Column grids are designed to deliver efficient column free space. Columns are spaced approximately on a 45' x 30' grid on the outer bays and a 30'x 30' grid on the interior.

ROOF

To be a 60 mil white TPO membrane over rigid insulation on metal deck.

WINDOW COVERINGS

Landlord shall stockpile manual mini blinds for all exterior windows.

MAIN ENTRANCE LOBBY

The main lobby features a solid-surface floor, with an inset walk off area inside of the vestibule. Lobby walls will be clad with contemporary solid-surface accents throughout. The lobby is entered through glass entry swing doors. A digital building directory will be provided.

Building Specifications

BUILDING CORE FINISHES ON TYPICAL TENANT FLOORS

Landlord provided improvements on a typical single-tenant floor will include Class-A building quality restrooms and shell conditioned elevator lobbies. Also provided per floor are one electrical room with telecommunications risers, and all common area life-safety and fire equipment (including any required fire hose valve cabinets, pull stations, fire extinguishers).

Landlord shall provide taped drywall at core walls, which includes the elevator lobby. Ceilings will be open and ready to receive Tenant finishes and/or grid and tile if required.

RESTROOMS

Restrooms will be fully finished on each floor with base building. Restroom finishes will include stone countertops, ceramic tile floors, tile base and tile wet walls. Water closets will be ceiling mounted stainless steel partitions. Vanities will have individual sconce lighting and mirrors for each sink. Automatic soap dispensers are located at each sink. Ceilings will be painted drywall with recessed down lighting; provided, however, that any such restroom finishes may be substituted by Landlord, in Landlord's sole determination, with similar finishes. All supply and exhaust ductwork, VAVs, fans, and diffusers will be installed by Landlord.

STAIRS

Landlord shall provide fire stairs and will allow Tenant use of fire stairs as interconnecting stairs. Subject to Landlord's reasonable approval, Tenant shall have the right to paint, carpet and/or otherwise upgrade the handrails and/or lighting fixtures in the fire stair areas on floors immediately adjacent to Tenant Premises, and, subject to compliance with Applicable Laws, Tenant shall have the right to install access card readers and related equipment leading to and from the Demised Premises.

FINISH HARDWARE

All Base Building door hardware will meet Class A standards and meet ADA requirements.

INTERIOR SIGNAGE

Core area rooms will be furnished with Class A level signage including rest rooms, mechanical and electrical rooms, stairwells, etc.

DIRECTORY

A digital tenant directory will be furnished in the main lobby with the ability to have multiple suites and names listed.

ELEVATORS

Landlord shall provide a three (3) car elevator group. The elevator group will service the office tower to and from the lobby. They will be 2-3500 lb capacity cabs and 1-4000 lb capacity with Class A finishes with nine (9) foot ceilings.

ACCESS SYSTEM

Kastle, Datawatch or comparable building perimeter and elevator key card entry system.

TELEPHONE/DATA

Sleeves for future vertical risers are provided on each floor of the building. Tenant shall have the right to its proportionate share of vertical sleeves and/or risers to accommodate Tenant's network services.

HVAC System

Condenser water system with self-contained units on each floor.

CENTRAL SYSTEM

- This system consists of multi-cell cooling towers located on the roof. Cooling Tower Water is pumped, utilizing two pumps. An open loop condenser water system is pumped down through the building mechanical rooms via a condenser water riser.
 - One self-contained unit shall be provided in the mechanical room on each floor. A medium pressure duct loop is provided on each floor which shall be sized to maintain maximum velocity of 2000 feet per minute and shall be constructed to 4" pressure class in accordance with SMACNA.
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Energy Recovery Unit

- The outside air requirements shall meet the 2015 International Mechanical Code. Occupancy shall be based on 90% office space and 10% conference rooms on each floor. Provide a 30,000 cfm packaged energy recovery rooftop unit to pre-condition the outside air. Unit shall contain supply fans, exhaust fans, relief fans, enthalpy wheel, refrigeration system with dx cooling coil and electric heat. Unit will have VFD drive. Outside air unit shall be manufactured by Innovent or equal.
- Outside air shall be supplied via a shaft in the mechanical room. Two shut-off boxes shall be connected at each floor.
- Relief air shall be returned to the outside air unit via a shaft that runs through the building.