

BASE BUILDING SPECIFICATIONS

Building Size:	161,790 SF of rentable area
Type:	Class B office renovation amidst mixed-use development.
Constructed:	1860s through early 1900s.
Land Area:	+/- 11.70 acres
Parking:	536 shared parking spaces.
Construction:	Structurally reinforced masonry bearing walls; wood decking on wood joists or beams.
Roof:	Fully adhered membrane roofing system, cover board, insulation and vapor barrier.
Ceilings:	Primarily sandblasted and sealed exposed wood joists and beams.
Ceiling Heights:	Variable but generally 10' below structure.
Column Spacing:	Variable or not applicable depending on building and floor.
Floors:	Plywood subfloor with continuous structural steel angle base.
Floor Loading:	At least 50 pounds per SF live load.
Walls:	Sandblasted and sealed interior brick walls.
Windows:	Primarily repainted and resealed existing double-hung, six-over-six windows with double-hung storm windows. Every third existing window is operable. New aluminum replacement windows are used at locations where window openings were previously infilled. Standard roller blinds will be provided at all windows after tenant buildout.
HVAC:	Water-source heat pump system for heating and cooling. A minimal number of heat pump units are provided in tenant spaces. Tenant will be responsible for installing additional heat pump units, all ductwork distribution and connections to the water loop and fresh air and exhaust systems. Vertical chases for fresh air and exhaust systems are strategically placed around tenant spaces.
Electrical:	Electrical service for the buildings is 4,000A. Nominal utilization voltage is 480Y/277V, 3-Phase, 4-Wire. Electrical distribution is separately metered for house and tenant loads. Available electrical capacity at designated tenant areas is a minimum 5W/USF for general purpose lighting and receptacle loads and

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	6W/USF for heat pump and mechanical loads. Tenant electrical consumption will be metered via utility grade kW demand meters.
Telecommunications:	CATV, internet and phone services provided by Comcast and Verizon, which will be terminated in common tel/data rooms located on each floor.
Life Safety:	The building will be served by an automatic wet sprinkler system. The base building sprinkler system in tenant spaces will provide upright sprinkler heads distributed for building shell coverage per building code. The fire alarm system will be addressable, fully supervised, and respond to smoke and heat detection, water flow and manual stations as required by local codes. The required fire alarm devices and a fire alarm terminal cabinet will be provided in building core area at each floor.
Plumbing:	A ¾" colder water riser and 2" waste and vent stacks are provided at specified locations for tenant kitchenettes.
Common Restrooms:	Ceramic tile floors, ceramic half-height wet walls with painted drywall above and granite countertops.
Security:	After hours card access system and monitoring by closed circuit television.
Elevators:	One existing and refurbished 2,500 lbs capacity passenger elevator and one existing 6,000 lbs capacity freight elevator in Building 3; one existing and refurbished and one new 3,500 lbs capacity passenger elevator in Building 5.
Loading Dock:	One off-street loading dock for office tenants.