

BUILDING SIZE

172,685 RSF
Amenity floor: 7,150 SF interior,
4,300 SF amenity terrace

OUTDOOR SPACE

4,300 SF amenity terrace
250 SF private terrace on floors
15, 17, 19, 21, 23, 25, 27, 29

CEILING HEIGHT

Typical floor: 14'-3"-14'-6" slab to slab,
13'-5"-13'-8" floor to underside of slab
Finish ceiling: 11'-0" – 11'-3"
Double height area: 27'-8" floor to
underside of slab (floor 15-16)

HVAC

Cooling is provided through cooling towers and water cooled DX Cooling units per floor for tenant connection with MERV 14 filters; Outside Air incoming stream with both MERV 8 and MERV 14 filters; Heat is provided by gas fired hot water condensing boilers with hot water pumps and plate and frame heat exchangers. Capped hot water piping for tenant connection.

LIFE SAFETY

The building is fully sprinklered with full fire alarm coverage.

SUPPLEMENTAL COOLING

Secondary Condenser Water Supply and Return capped outlets for tenant use.

CONSTRUCTION

The building is a reinforced concrete structure that has a side core. The building envelope is a curtain wall system with full-height triple-glazed vision glass on all office floors.

ELECTRIC

Step-up transformers are provided for elevators and mechanical loads. The office levels are provided with electrical power density of 6 W/USF.

RESTROOMS

5 single-occupancy, executive restrooms on each office floor. One restroom equipped with a shower.

SECURITY

24/7 Security Guards with visitor management and camera security coverage.

EMERGENCY GENERATOR

All life safety systems are on a 1000 KW diesel generator.

TELECOM

There is an IDF (Intermediate Distribution Frame) room on each floor for tenant connection. There is a DAS (Distributed Antenna System) for cellular signal boosting.

AMENITIES

7,150 SF amenity floor including a lounge, private meeting rooms, state-of-the-art conference center, event space with catering kitchen, and a 4,300 SF amenity terrace.

Bicycle storage on ground floor.

FLOOR LOADS

50 LBS/RSF live load

DOMESTIC WATER FILTRATION

Domestic Water is filtered at building point of entry.

ELEVATORS

4 Passenger Elevators with destination dispatch technology. Three elevators with 3,500 lbs capacity and one with 4,500 lbs capacity.

ACCESSIBILITY

Fully ADA compliant

LEED

Targeting LEED Gold