



Building Information

Year of Completion: 1969

- > Architecture: A. Epstein & Sons International
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OVERALL SPACE

- > 393,000 square feet spread over 15 stories
- > Side core construction, maximizing collaboration and sight lines
- > Efficient, flexible 28,400 square foot floor plates

SAFETY

- > Fully wet type sprinkler system
- > Fire system control panel at lobby level
- > Alarms, strobes and flow detection equipment

SITE ACCESS

- > 24/7 on-site security
- > Keycard required

COLUMN SPACING

- > North & South: 25'
- > East & West: 30'

TELECOM

- > The building offers a highly robust telecommunication infrastructure offering multiple fiber carriers

CEILING HEIGHT

- > 11.6' slab-to-slab height
- > Finished ceiling is 9'

FLOOR LOADING

- > Typical floor: 80 lbs per square foot, plus 20 lbs partition load
- > Mechanical floors: 150 lbs PSF
- > Basement vault: 600 lbs PSF

PARKING

- > Parking: 19 street-level parking spaces
- > Potential to add more to building's lower level
- > 2,300 public parking stalls within two blocks

ELECTRICAL

- > Inline uninterrupted power system for entire building
- > Connected to three distinct power substations
- > Three 1,500 kVA emergency generators with 48-hour diesel tanks for total utility backup
- > Approx. 6.5 W per square foot of power for lighting and receptacles
- > Each floor has an electrical closet

HVAC

- > 115 tons of supplemental cooling available, with new HVAC distribution system
- > HVAC Temperature Control Zones: # of zones within proposed premises can be adjusted to needs of proposed tenant
- > Base Building HVAC is backed up by generator
- > Access to fresh air for after-hours cooling

FIBER PROVIDERS

- > AT&T
- > Cogent

Property Details

15 stories

393,000 square feet

Re-envisioned by Sterling Bay

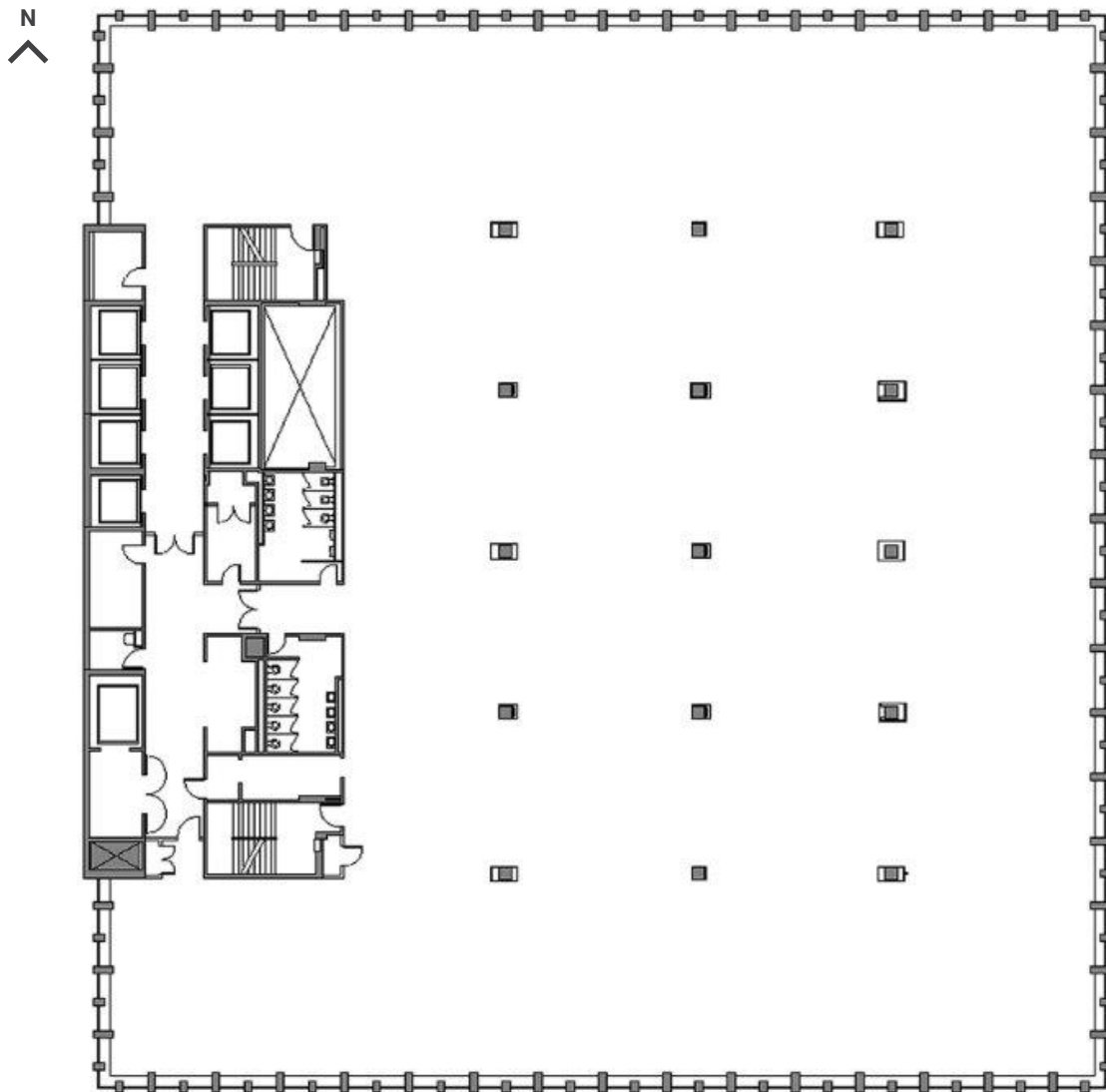
28,400 square foot floor plates

Incomparable tenant amenity package

High-visibility signage opportunity

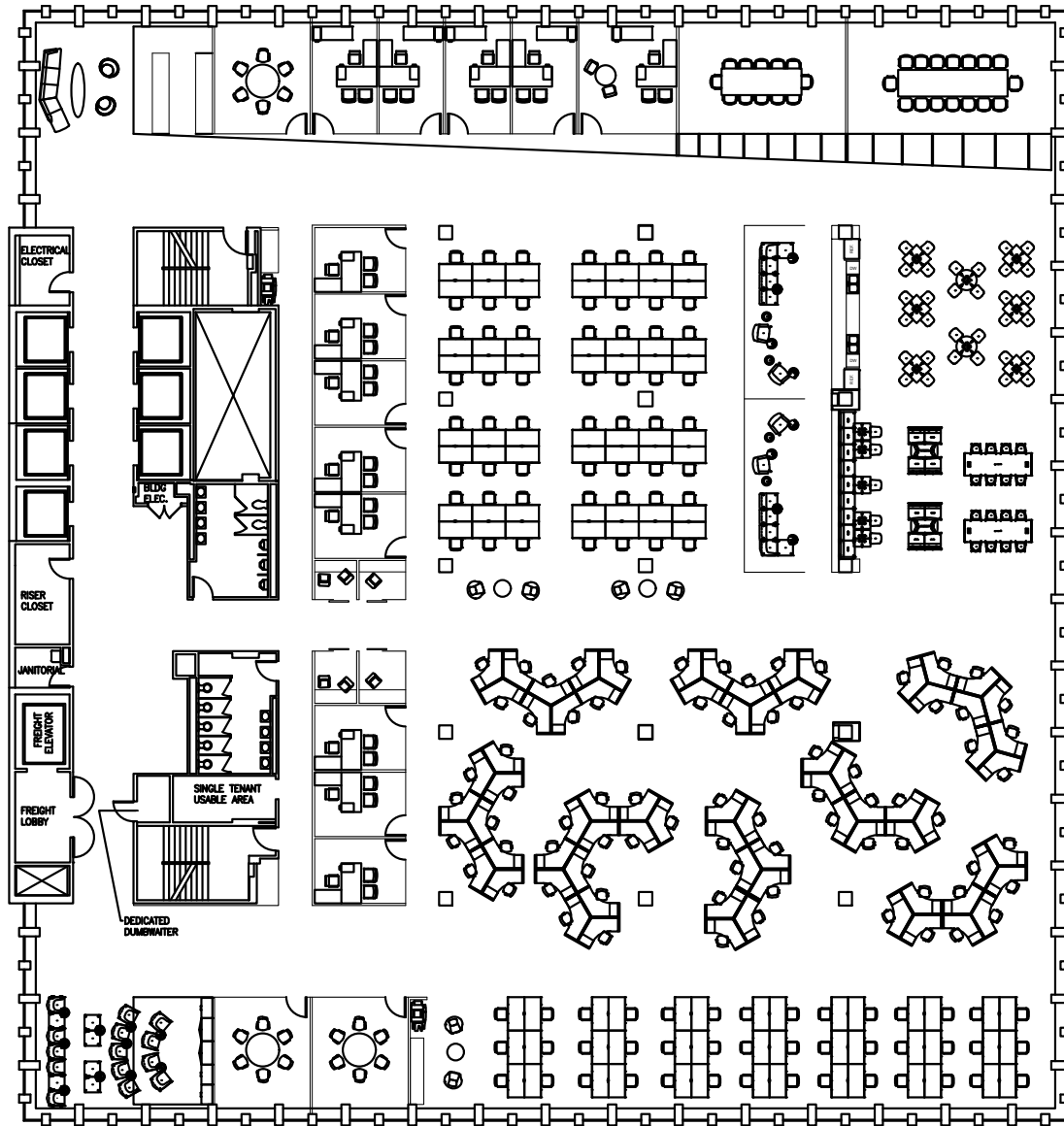
Over 4,000 square feet of prime retail

Delivery in mid-2018



Typical floor plan

Office Test Fit



- 13 private offices
- 173 workstations
- 187 total occupancy at 153 SF per person
- 5 conference rooms
- 3 casual conference/open meeting areas
- 4 phone rooms
- Café/lounge