



# ONE PARKSIDE PLACE

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**ONE PARKSIDE PLACE**



**ELEVATOR LOBBY**



**ENTRANCE LOBBY**



**OFFICE SPACE**



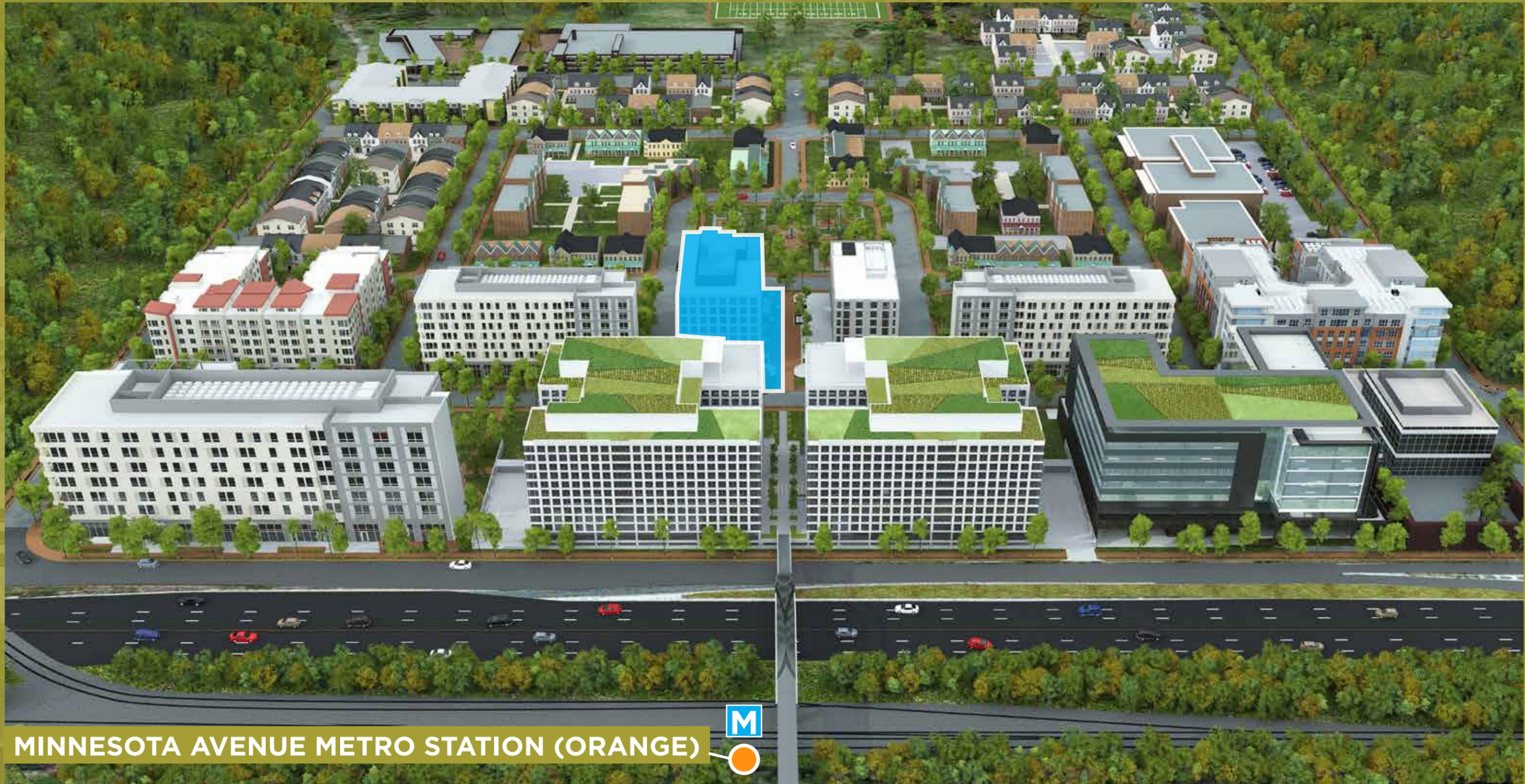
**RETAIL PROMENADE**



**PEDESTRIAN BRIDGE TO METRO**



**PATHWAY TO BRIDGE/PLAZA**



MINNESOTA AVENUE METRO STATION (ORANGE)



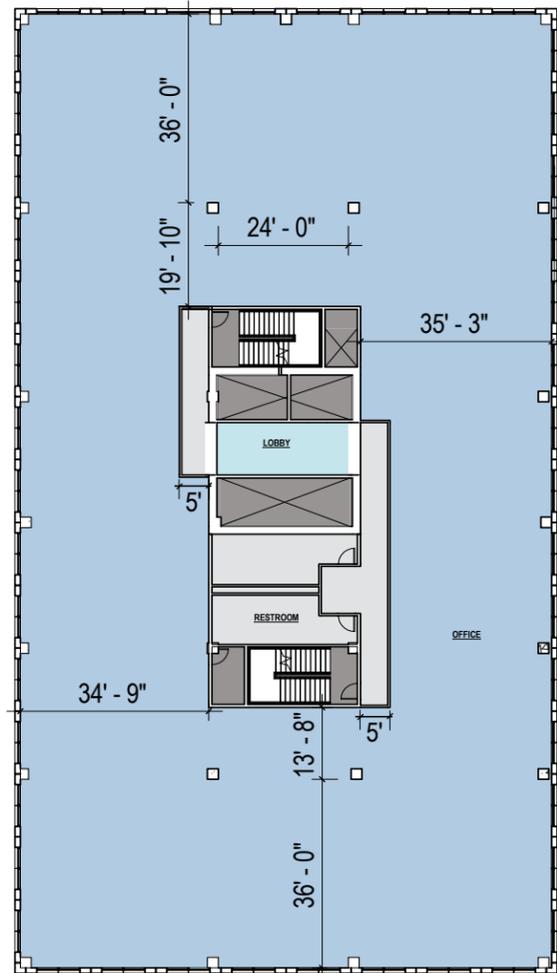


# AMENITIES

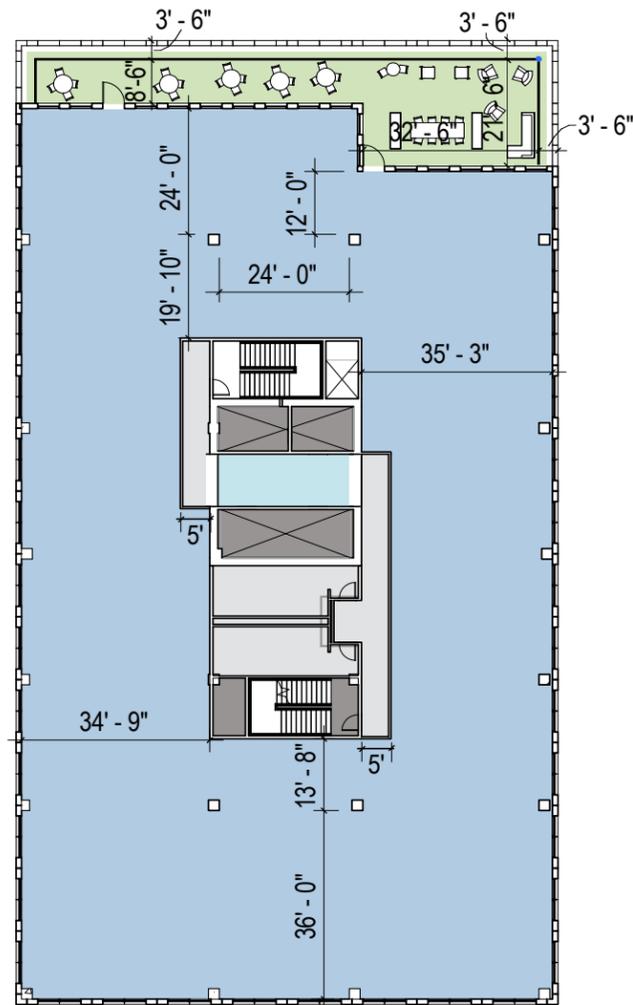
- Rooftop Terrace
- 7th Floor Private Terrace
- Bike Room
- Showers and Lockers
- Garage Parking
- Located across from Minnesota Ave Metro Station (Orange Line)
- Restaurants by Minnesota Ave Metro include
  - Sala Thai
  - Yellow House
  - Popeyes
  - Ecletic Café
  - Wendys

**NEIGHBORHOOD**

# FLOORPLANS



**TYPICAL FLOOR: FLOOR 2-6**



**7TH FLOOR**

## LEGEND

- LOBBY
- OFFICE
- TERRACE
- CORE
- SUPPORT

## OFFICE RENTABLE AREA:

LEVEL 2	17,926 SF
LEVEL 3	18,138 SF
LEVEL 4	18,138 SF
LEVEL 5	18,138 SF
LEVEL 6	18,160 SF
LEVEL 7	16,417 SF
<b>TOTAL</b>	<b>106,917 SF</b>

# BUILDING SPECS

Property Address: One Parkside Place

## Development Team

Owner/Developer: City Interests L.L.C.

Architect: ZGF

Landscape Architect: Parker Rodriguez

Leasing: Cushman & Wakefield

## Building Size

Total Rentable Area: 117,816 RSF

Office Rentable Area: 106,917 RSF

Retail Rentable: 10,899 RSF

## Floor Plates

Floors: 7 Floors

Typical Floor: 18,138 RSF

Ground Floor: 10,899 RSF

## Ceiling Height

Lobby (slab to slab): 15' 4"

Typical Floor (slab to slab): 11' 8"

Typical Floor (Finished): 9' 8"

## HVAC System

- Floor by floor DOAS System with fan powered induction units on each floor.

## Structural Features

- LEED Gold Core & Shell Certification
- Minimum 9' finished ceiling heights on typical office floors
- 30' x 30' typical minimum
- Four elevators with individual floor lock-off capacity
- Two elevators service the parking garage
- One electrical closet per floor with a minimum of six watts psf available
- A minimum of two (2) wet stacks per floor
- Fully sprinklered on a ratio of one (1) per 225 square feet
- Emergency generator for base building emergency systems
- Underground parking garage to accommodate cars at ratio of 1 space per 1,000 sf leased

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CITYINTERESTS



CUSHMAN &  
WAKEFIELD