

ALLRED 40

4039 EAST RAYMOND STREET
PHOENIX, AZ

NEC OF I-10 & 40TH ST

SPEC SHEET



BUILDING/LOCATION:	Two-Story Concrete Tilt Building 4039 East Raymond Street, Phoenix, AZ 85040 Use - Office / Occupancy - B / Construction Type - IIB
APN:	124-54-012B
TOTAL LAND:	±7,370 Gross & ±6.937 Net Acres; 302,199 Square Feet
BUILDING STRUCTURE:	±90,599 Gross SF Floor Area Total Core Restroom Buildouts - 1st & 2nd Floors Excludes: Lobby Build Out, Stair Finishes, Stair Enclosures, Handrails 5" Concrete on 3" ABC w/6" x 6" x 2.9 WWF and 15 mil vapor barrier Roof Class A 4 ply built up with R 30 rigid insulation on deck Tilt wall construction 9" thick 16' - 0" 1st to 2nd Floor (Clear Heights; 12' - 4" 1st Floor and 11' - 4" 2nd Floor) Interior column spacing; 1st Floor 30' x 30' and 2nd Floor 30' x 60' 25' - 4" Clear Height, 38' - 8" & 42' - 0" Parapet Height 1" Insulated PPG Solarcool Pacifica Solarban 670, Clear Anodized Alum. Frame (2 ea) 6' x 8' Double Door Entries w/Automatic Entries Card Access System at four (4) Entries One (1) 2500 lbs Passenger Elevator w/upgraded interior
PARKING:	312 Standard (9'w x 18' d), 277 Compact (8'x x 16' d), 11 Accessible, 2 Loading
MECHANICAL:	(28) 5-Ton High Efficient RTUs, (3) High Efficient Split System Heat Pumps Excludes: Duct distribution, Outside Air Units
PLUMBING:	2" domestic water meter w/3" line to Building. 6" Sewer main to building (4) Wet Column Stacks to 2nd floor Restroom Cores; Women (6 Toilet, 4 Vanity), Men (4 Toilet, 2 Urinal, 4 Vanity) Gas - None
FIRE SPRINKLER:	Fire Protection - Light Hazard (.10gpm/1500sf) NFPA 13/City of Phoenix Amended
ELECTRICAL:	SES 3600 A; 277/480 3 Phs Nema 1 rated Meter section w/1 ea = 3600 A House Meter 800 A 277/480 3 Phs Distribution Panels (two [2] per floor) LED Site Lighting Telco (4 ea) 4" conduits from Raymond ROW to building

FOR MORE INFORMATION, PLEASE CONTACT

BRAD ANDERSON
Vice Chairman | +1 602 224 4403
brad.anderson@cushwake.com

MIKE STRITTMATTER
Managing Director | +1 602 224 4457
michael.strittmatter@cushwake.com

2555 East Camelback Road, Suite 400, Phoenix, AZ 85016 | +1 602 954 9000 | cushmanwakefield.com

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