

BUILDING SIZE

14 STORY "CLASS A" OFFICE BUILDING.
280,000 SQ. FT. RENTABLE OFFICE SPACE
20,000 SQ. FT. RENTABLE RETAIL SPACE

CONSTRUCTION

CONCRETE PERIMETER SPREAD FOOTINGS AND CORE MAT. STEEL FRAME AND CONCRETE SLABS.
FAÇADE FEATURES GLASS, PAINTED ALUMINUM MULLIONS, BRICK AND CAST STONE.

LOBBY & CORRIDORS

GROUND FLOOR LOBBIES FEATURE MUD SET STONE BASE WITH DIMENSIONAL STONE VENEER WALLS WITH BACK PAINTED GLASS AND/OR WOOD PANELS. PAINTED GYPSUM BOARD CEILINGS WITH EDGE WOOD PANELS AND PENDANT FIXTURES ARE COMPLETE WITH RECESSED LED LIGHTS AND PERIMETER FLOOR LIGHTS. REVOLVING DOORS FEATURE STAINLESS STEEL FRAMES AND ELEVATORS FEATURE STONE CLAD FRAMES.

TENANT ELEVATOR LOBBIES FEATURE STONE FLOORS, DIMENSIONAL STONE VENEER WALLS WITH BACK PAINTED GLASS AND/OR WOOD PANELS. PAINTED GYPSUM BOARD CEILINGS WITH RECESSED LINEAR LED DOWN LIGHTS. ELEVATOR DOORS SHOWCASE STAINLESS STEEL FRAMED IN STONE.

TENANT CORRIDORS FEATURE CARPET TILE FLOORS, WALLPAPER AND 8FT. TALL, WHITE ACOUSTICAL CEILINGS AND LOW PROFILE LED LIGHT FIXTURES

OFFICE AREAS FEATURE READY-TO-COVER CONCRETE FLOORS AND EXPOSED STEEL STRUCTURES WITH 9'10" HIGH EXPOSED CEILINGS.

ELEVATORS

OFFICE BUILDING FEATURES FIVE THYSSENKRUPP 3,500 LB. CAPACITY ELEVATORS, 700 FPM SPEED. STONE FLOORS WITH CUSTOM BACK PAINTED PANELS AND STAINLESS STEEL TRIM. SECURITY CARD READER IN EACH CAB. TWO-WAY INTERCOM IN EACH CAB. GARAGE FEATURES TWO THYSSENKRUPP 3,500 LB. CAPACITY ELEVATORS 350 FPM SPEED, WITH STONE FLOORS, SUSPENDED STAINLESS STEEL PANELS AND RECESSED INCANDESCENT DOWN LIGHTS. SECURITY CARD READER IN EACH CAB. TWO-WAY INTERCOM IN EACH CAB.

HVAC

THIS BUILDING IS EQUIPPED WITH DAIKIN AIR-HANDLING UNITS WITH A VARIABLE AIR VOLUME AND VFD CONTROL. MEDIUM PRESSURE RECTANGULAR GALVANIZED STEEL DUCTWORK WITH FOIL FACED INSULATION. A DEDICATED OUTDOOR AIR UNIT WILL BE PROVIDED ON EACH FLOOR OF THE OFFICE TOWER TO COOL THE BUILDINGS AIR. DCV SYSTEMS MEASURE AND CONTROL THE AMOUNT OF FRESH AIR BROUGHT INTO THE BUILDING. ALL CONNECTED TO A STATE-OF-THE-ART DIGITAL CONTROL SYSTEM DESIGNED TO CONSERVE 20% MORE ENERGY THAN TRADITIONAL HVAC SYSTEMS

AMENITIES

BONCHON OPEN CUISINE, OPEN SECOND QUARTER OF 2020.
GOOD TIMES CAFÉ, EUROPEAN CUISINE, TO OPEN SECOND QUARTER OF 2020.
YOGA WORKS STUDIO, SUITE 105, OPEN 7 DAYS A WEEK – EXPRESS CLASS AT LUNCH TIME.
BIKE RACKS.
DEDICATED SMOKING AREA

CODES & STANDARDS

2006 INTERNATIONAL BUILDING CODE WITH CITY OF HOUSTON AMENDMENTS
ENERGY STAR DESIGN CERTIFIED
TEXAS ACCESSIBILITY STANDARDS
AMERICANS WITH DISABILITIES ACT (ADA)

BUILDING HEIGHT

BASEMENT: FLOOR TO FLOOR: 14' 0" – CEILING: EXPOSED STRUCTURE
LEVEL 1: FLOOR TO FLOOR: 12' – CEILING: 10' 6"
LEVEL 2-11: FLOOR TO FLOOR: 10' 4" – CEILING: EXPOSED STRUCTURE
LEVEL 12: FLOOR TO FLOOR: 12' 2" – CEILING: EXPOSED STRUCTURE
LEVEL 13: FLOOR TO FLOOR: 13' 6" – CEILING: EXPOSED STRUCTURE
LEVEL 14: FLOOR TO FLOOR: 14' 0" – CEILING: EXPOSED STRUCTURE

LIVE LOADS

ROOF – 20 PSF
OFFICE SPACE – 50 PSF
(SUPERIMPOSED PARTITION LIVE LOAD) – 20 PSF
PERMANENT CORRIDORS – 100 PSF
LOBBY AND ASSEMBLY AREAS – 100 PSF
MECHANICAL SPACE – 125 PSF

RESTROOMS

PORCELAIN TILE ON FLOORS AND WALLS WITH WALL MOUNTED TOILETS AND STAINLESS STEEL PARTITIONS. GRANITE COUNTER TOPS CRADLE STATE-OF-THE-ART DYSON FAUCET AND DRYER COMBO UNITS WITH STAINLESS STEEL ACCESSORIES AND BACK LIT MIRRORS TO ADORN THE WALLS.

SECURITY

ON-SITE SECURITY PERSONNEL 24 HOURS A DAY ALONG WITH PERIMETER ACCESS CONTROL SYSTEM WITH CLOSED CIRCUIT TV SELECT POINT MONITORING.

FIRE SAFETY

FULLY SPRINKLED BUILDING.

SUSTAINABILITY

BUILDING DESIGN CONTROL SOLAR GLARE HELPING SAVE ON HEAT AND ELECTRICAL COSTS. EFFICIENT LIGHTING ENSURES A LOW LIGHTING POWER DENSITY THROUGHOUT THE BUILDING. LIGHTING CONTROLS FURTHER REDUCE LIGHTING ENERGY USE. LANDSCAPE AREAS DESIGNED TO CREATE HABITATS FOR NATIVE FLORA AND FAUNA. SELECTED PLUMBING FIXTURES SAVE WATER WHILE EFFICIENT LIGHTING AND CONTROL SYSTEMS SAVE ON EXCESS ENERGY COSTS.