





BUILDING SIZE

- Height: 12 Stories
- Total Rentable Area: 339,821 SF
- Office Rentable Area: 319,808 SF
- Retail Rentable Area: 20,013 SF

ZONING CLASSIFICATION

Commercial Mixed Use: CX-20-CU

SLAB-ON-GRADE FLOORS

Cast-in-place concrete over 15 mil underslab vapor barrier on crushed stone base

STRUCTURE

- Cast-in-place concrete moment frame with post-tensioned beams
- Typical Structure Depth: 21 Inches (5 Inch Floor Slab included in Structure Depth)
- Office Area Floor Live Loading Capacity (including partitions): 100 PSF (reduced)
- Floor to Floor Height: 14'-0"

WINDOWS - TYPES & SIZES

Energy efficient high performance glazing set in prefinished aluminum curtainwall framing systems. Typical window nominal size is 5'-0" wide by 9'-6" high

TENANT AMENITY TERRACES

Decorative concrete coating system walking surfaces with a structural glass perimeter guardrail system

BUILDING AMENITY TERRACE

Located on Level 12, decorative concrete pavers on pedestals walking surface with a structural glass perimeter windscreen system

ROOFING SYSTEM

Fully adhered 60 mil single-ply TPO roof membrane over fully adhered cover board over mechanically fastened rigid board insulation

SECURITY AND ACCESS

- Full Concierge Service
- CCTV in Building Public Camera and Stairwells, with 2 months playback
- CCTV in Parking Garage
- Glass façade on rear side of all parking garage elevator cabs

PASSENGER ELEVATORS

Six (6) 4000 lb. high-speed traction, machine room-less elevators serve Office Floors Two through Twelve

- Cab Height: 9'-7" with 9'-0" finished ceiling height
- Entrance Type and Width: 3'-6", Center Opening
- Entrance Doors: 3'-6" wide by 8'-0" high
- Entrance Finish: Satin stainless-steel doors and frames
- Car Operating Panels: Each passenger elevator to have dual car operating panels featuring a destination-based operating system

DEDICATED SERVICE ELEVATOR

One (1) 4500 lb. high-speed traction machine room-less elevator for service from the Level One service vestibule to Office Floors Two through Twelve

- Cab Height: 9'-7" with 9'-0" finished ceiling height
- Entrance Type and Width: 4'-0", Side Opening
- Entrance Doors: 4'-0" wide by 8'-0" high
- Entrance Finish: Satin stainless-steel doors and frames

INDIVIDUAL TOILET ROOMS - LEVELS 2 THRU 12

- Single occupant bathroom cluster in lieu of a traditional gang bathroom. This provides privacy and greater separation of occupants to slow the spread of disease
- Walls: Combination of tile and vinyl wall covering
- Floors: Tile
- Ceilings: Painted drywall
- Lavatories: Simulated stone countertops with rectangular vitreous china undermounted sinks and illuminated mirrors
- Plumbing Fixtures: Sensor operated Lavatory faucets, soap dispensers, water closets and urinals
- Lighting: Recessed square profile high efficiency downlights

CONFERENCE CENTER TOILET ROOMS - LEVEL 2

- Walls: Combination of tile and vinyl wall covering
- Floors: Tile
- Toilet Compartments: Drywall construction with stained louvered wood doors and painted metal frames
- Ceilings: Painted drywall
- Lavatories: Simulated stone countertops with rectangular vitreous china undermounted sinks and illuminated mirrors
- Plumbing Fixtures: Sensor operated lavatory faucets, soap dispensers, water closets and urinals
- Lighting: Recessed square profile high efficiency downlights

BUILDING CORE DOORS

Building standard is 8'-0" high solid core, prefinished wood veneer doors set in welded hollow metal frames featuring commercial quality, heavy duty jambs, satin nickel butt hinges with mortised brushed stainless steel lever hardware

TENANT SPACES

- Perimeter Glazing: Full-height energy efficient insulating glass set in prefinished aluminum glazing systems
- Finished Ceiling Height: 10 Feet (14'-0" typical floor to floor height with a typical floor structure depth of 25 inches)
- Window Treatments: Base building standard is full height pre-finished 1" metal horizontal mini-blinds to be included in tenant upfit allowance

STAIRWELLS

Painted gypsum walls and sealed concrete floors with 4" rubber base. Stair guardrails will be painted 1-1/4" nominal steel pipe with vertical pickets. Stairwell doors fully prepped for access control including conduit for card access and electrified door locks

MECHANICAL, ELECTRICAL & JANITOR ROOMS

Painted gypsum walls and sealed concrete floors

PHOTOLUMINESCENT EGRESS PATH MARKINGS

Provided in accordance with NCSBC requirements for exit corridor and exit stair egress path markings

MECHANICAL, ELECTRICAL, AND PLUMBING

- Condenser water loop with 1000-ton capacity. Office floors served by base building self-contained units. Ventilation and exhaust air provided by base building energy recovery ventilator. Condenser water taps provided on each floor in the mechanical room for future tenant supplemental cooling units
- Building has a total electrical service capacity of 12,500 Amps. Office tenant power consists of 2 - 4,000 Amp services. Service for retail tenants is 2,500 Amps and the building house service is 2,000 Amps. All services are 277/480V, 3 phase, 4 wire
- 600 kW life safety generator with a 12 hour minimum runtime, serving Building Life Safety use