

Building Size

Square Footage: 21,289 rsf - 1st floor
25,600 rsf - 2nd floor
27,605 rsf - 3rd floor
27,605 rsf - 4th floor

102,099 rsf total

Ceiling Height

Finished: 9'-0"

Construction Data

Structural System: Steel 25' x 40' and 25' x 32'6" bays,
precast facade. Tinted, insulated thermal glass
Structural Capacity: Floor loading 100 lbs/sf

HVAC Systems

System Description: VAV self-contained air conditioning unit to
serve each tenant floor
Zones per Floor: Interior control zone does not exceed 1,750 sf;
Perimeter control zone does not exceed 600 sf
Energy Management: An energy management system has been
installed to monitor and control mechanical
equipment.

Elevators

Passenger: Two 3,500 lb. 250 fpm servicing all levels

Security

Access: Perimeter access system and elevator after-hour
card access

Electrical Systems

Typical Building
Distribution: 480/277 volt high voltage
208/120 volt low voltage
Tenant Power: 4.4 watts psf in addition to lighting plus
1.5 watt spare capacity in the bus duct
Pad site available for generator

Communications

Building is equipped for voice and data vertical distribution and fiber
and copper distribution. Vertical access to roof for antenna and
satellite. Base building provided ground bar and grounding system.
Access to multiple service providers.

Parking

Number of Spaces: 376
Ratio: 3.6 spaces per 1,000 rsf

Project Team

Developer: MRP Realty
Architect: Base building - CMSS
Interiors - M Group
Office Leasing: Cassidy Turley
Retail Leasing: KLN Retail

Developed by

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Office Leasing by

Cassidy
Turley / Commercial
Real Estate Services

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