

**Building Size**

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

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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

MRP | REALTY

Office Leasing by

LINCOLN  
PROPERTY  
COMPANY

202.513.6700