

PROPERTY DESCRIPTION

Introduction

The Quakerbridge Plaza Office Park is a 15-building office complex, with a total area of 430,225 RSF, situated on a 43-acre site in Hamilton Township, New Jersey. All buildings are single story except Buildings 5, 6, 7, and 9, which are three (3) stories in height and served by passenger elevators. Building 8 is not included in the Office Park.

Block and Lot

Hamilton Township, New Jersey 08619

Site Area

43-acres

Year Constructed

Buildings, 1,2,3,4,5,6,7: 1981

Buildings, 9,10,11,12: 1985-86

Building, 1A: 2003

PARKING

Approximately 1,819 On-Site Parking Spaces of which 53 are Handicapped-Accessible.

Number of Floors

Building 5,6,7 and 9: three (3) stories

Other buildings are one (1) story

Building Square Footage			
1A	10,542	9	64,243
1	12,629	10	22,693
2	10,542	11	22,693
3	21,362	12A-D	90,511
4	24,500		
5	59,343	TOTAL	433,381
6	58,035		
7	36,288		

Façade/Exterior

Façade: Façade systems vary from building to building. Buildings 1, 2, 5, 6, 7 and 9 have pebble surfaced stucco on exterior gypsum sheathing and steel studs. Buildings 4 and 10 have pebble surfaced stucco on concrete masonry unit ("CMU") exterior side-walls. Building 3 has both pebble surfaces stucco on concrete masonry until ("CMU") exterior side-walls and EIFS system. Buildings 11 and 12A to 12D have split-faced CMU exterior side-walls. Building 1A has EIFS façade systems on steel stud backing. Sidewall surfaces have a non-articulated design motif.

Exterior: Buildings, 1,2,5,6,7 and 9: stucco on exterior gypsum board and steel studs. Buildings, 3,4 and 10: stucco on concrete masonry units. Buildings 11 and 12A to 12D have split-faced CMU; and Building 1A has an EIFS system on steel stud backing. The fenestration system is typically isolated windows and ribbon windows with fixed insulated glazing in aluminum frames.

Landscaping: The Property consists of mature indigenous trees, evergreen shrubs, foundation plantings within well mulched beds, grass areas, perimeter grass buffer areas, and planted parking lot islands with trees and shrubs. Other improvements include benches and a refuse container enclosure consisting of a chain link fence and gate. There is also a chain link fence system along the west and south property lines.

Structure

The buildings are constructed with steel framing systems supported on concrete foundations with concrete on metal deck elevated slabs. Substructure: Although not visible, the foundations of the Subject's buildings reportedly consist of slabs-on-grade ("SOG") with integral shallow footings. The buildings do not have a sublevel such as a cellar, basement, or crawl space.

Superstructure: The Subject's buildings are framed with structural steel columns and beams supporting elevated concrete slabs poured on corrugated metal decking. The roof decks consist of metal decking with rigid insulation.

Lobby/ Entrance

The buildings main entrances are typically set back and consist of dark bronze finished single leaf storefront and double leaf storefront doors. Secondary service entrances are bronze finished single leaf. The main lobbies of Buildings 5 and 6 are atrium lobbies extending the full height of the building. Typical lobby finishes consist of an acoustical tile ceiling ("ATC") on an exposed 2' x 4' grid, a combination of painted drywall and wall covering applied over steel stud partitions, and ceramic floor tiles. The atrium ceiling is complete with skylights. Amenities consist of a reception/security desk and planters.

Ceiling Heights

Typical ceiling heights are 12 slab-to-slab, with finished ceiling heights of up to 8'6" feet in the office areas. Building 10 has 17' slab-to-slab.

Stairwells

There are two (2) fire-rated stairwells provided in each of the multi-story buildings (5,6,&7) and there are (3) in building 9 that serve as a means of protected egress in the event of a fire. None of the stairwells access the roofs. Stairwell walls are constructed of painted gypsum board walls, cast-in-place concrete, and stairs are steel stringers with concrete filled metal pans. Doors are complete with self closing hardware and have a one 1-hour fire-resistance rating.

Roof

Roofing typically consists of a ballasted or non-ballasted single-ply EPDM system applied over rigid insulation and corrugated metal decking. The design is that of a flat roof with a slight, imperceptible pitch, and there are many roofing penetrations. Buildings 1A, 9 and 12A-12D have mechanically fastened EPDM roofing. Buildings 5, 7, 10 and 11 have ballasted EPDM roofing. Building 1A has fully adhered EPDM roofing. Flashings consist of the single-ply system with a termination strip. The roofs are typically drained by a series of interior roof drains without sumps connected to interior roof leaders. Roof leaders are piped to underground storm drainage system. Buildings 1A,1,2,3,4,&6 are (white) TPO roofs.

Solar Panels

In 2010, buildings 3, 4, 12 ABCD were fitted with roof mounted solar panels consisting of 2,552 modules within 26 arrays covering 50,352 square feet. This photovoltaic system generates approximately 525,000 kilowatt hours (kWh) of electricity to provide power for the common areas and a portion of the office complex.

Elevators

Buildings 5 and 6 are served by a single hydraulic passenger elevator each, and Building 9 is served by two (2) hydraulic elevators manufactured by Armor Elevator and Millar Elevator companies. Car doors are the center opening type. Elevator equipment is located on the ground floor within an elevator machine room. The elevators are automatically operated with solid state controls. The passenger cabs are finished with resilient floor tile, plastic laminate wall panels, stainless steel control panels, and lay-in back lighted acrylic ceiling tiles. Building 9's elevators mechanical systems and controls were replaced as of 2015 and are Delaware Elevator Co.

1.) EV-53	Building: 5	Passenger	3	4,000 lb.	125	24
2.) BU-7	Building: 6	Passenger	3	4,000 lb.	125	24
3.) 1	Building: 9	Passenger	3	2,500 lb.	100	24
4.) 2	Building: 9	Passenger	3	2,500 lb.	100	24

Plumbing

The water service is of copper construction. The main water supply enters the building at various areas for each building. The exposed domestic water supply piping consists of copper tubing. Drainage piping consists of cast iron and PVC. Natural gas piping consists of ductile iron.

Lavatories

Toilet rooms have commercial quality fixtures: floor mounted toilets, lavatories set in vanities, and lavatories set within counter vanities. Vanities consist of plastic laminate. Finishes consist of mosaic ceramic tile flooring, ceramic tiling wainscot, with either 2'x2' or 2' x 4' suspended lay-in acoustical ceiling system. Toilet partitions are painted metal and floor mounted. Roof mounted centrifugal exhaust fans serve the toilet rooms. Such fans are operated by a constant "on" remote switch.

Windows

Windows are typically of a punctuated or ribbon design consisting of bronze tinted insulated glass set within duranodic dark bronze aluminum frames with fixed, inoperable units. Windowsills are integral with the window frame, and lintels are of steel.

Mechanical Detail:

HEATING

Forced warm air heating is provided by natural gas or electric (Buildings 1 thru 7 have gas heat, Buildings 9 thru 12 have electric heat). Single-story buildings are heated and cooled by smaller RTUs. RTUs are complete with an economizer cycle. Air distribution is provided via a ducted VAV system to ceiling diffusers and wall return grilles registers into a ceiling return air plenum system. Typically, RTU serves a single floor. Just about all perimeter and most interior spaces are provided with VAV air distribution devices.

COOLING

Typically, multi-story buildings have each floor independently cooled with 30 to 40 ton RTUs. These are air-cooled condensers, variable air volume ("VAVs") packaged, air conditioning units by various manufacturers. Their casings are weatherproof. RTUs are complete with an economizer cycle. Air distribution is provided via a ducted VAV system to ceiling diffusers and wall return grilles registers into a ceiling return air plenum system. Typically, RTU serves a single floor. Just about all perimeter and most interior spaces are provided with VAV air distribution devices. The RTU are able to operate in an economizer mode when ambient temperatures permit. This allows 100% outside air to be provided for cooling purposes and reduces operating costs for running refrigeration equipment.

SPRINKLER

Buildings (9 & 12A) are fully sprinklered, and the following buildings are partially sprinklered with a wet sprinkler and standpipe system utilizing steel piping; (Building 3 at the Utility Room, Building 5 at the Core Area and Utility room, Building 6 at the Core Area and Utility Room, Building 7 in storage rooms, Building 10 at the Utility Room, and Building 12C-D in Storage rooms and loading dock area). The systems are complete with Fire Department Siamese connections; fire pumps manufactured by Aurora; and O.S. & Y. valves that are tamper switch protected. In addition, fire protection is provided by self contained fire extinguishers located in hallways and cabinet enclosed fire extinguishers. Buildings 1, 1A, 2, 3, 4, and 11 are not sprinklered.

Buildings 5,6,7,&12B-D are partially sprinklered. Building 3 storage area, Building 5&6 the common area outside the elevators, Building

Utilities

Water:	Trenton Waterworks
Sewer:	The municipal system
Gas:	PSE&G
Electricity:	PSE&G

Electrical

Electrical service enters each building below grade into dedicated main electrical rooms located on each first floor from pad-mounted transformers. Electrical services for each building range from 400 to 1,200 amp, and all are 277/480 volt, 60 Hz, 3-Phase service. Each tenant is individually directly metered to utility provider, with meters located in the first floor's mechanical equipment room; common areas are separately metered. Based upon an estimated power factor of 0.8, the total "ballpark" power available for the buildings is six (6) watts per SF. Each tenant has its own distribution panel. Circuit overload protection is provided by circuit breakers. The capacity of a typical panel is 225 amps. Interior electrical transformers are located within the electrical equipment room.

Generators

Currently, only Building 12 is equipped with a generator. In 2022, HESAA is planning on adding a generator in building 4 and State of New Jersey is adding a generator in building 9.

Telecom

Telecom is provided by Verizon, Sprint and Cablevision.

Security

No security provided on-site, unless provided by tenants.

Emergency Power

The Property does not have any emergency electrical generators.

Fire Protection

Automatic fire doors, which are electro-mechanically controlled and connected to the fire detection system. Buildings (9 and 12) are partially sprinklered, and the following buildings are partially sprinklered with a wet sprinkler and standpipe system utilizing steel piping; (Building 5 at the Core Area and Utility room, Building 6 at the Utility Room, Building 10 at the Utility Room). The systems are complete with Fire Department Siamese connections; fire pumps manufactured by Aurora; and O.S. & Y. valves that are tamper switch protected. In addition, fire protection is provided by self contained fire extinguishers located in hallways and cabinet enclosed fire extinguishers. Buildings 1, 1A, 2, 3, 4, 7 and 11 are not sprinklered. There are two (2) fire-rated stairwells provided in each of the multi-story buildings that serve as a means of protected egress in the event of a fire. None of the stairwells have access to the roof. Stairwell walls are constructed of painted gypsum board walls, cast-in-place concrete, and stairs are steel stringers with concrete filled metal pans. Doors are complete with self closing hardware and have a one 1-hour fire-resistance rating. The following detection devices were noted: hard-wired smoke detectors, heat detectors, battery pack emergency corridor lighting, fire control panel with communication capabilities, and computerized mechanical monitoring systems. Located on the wall surface within the buildings' main entrance lobbies, is a fire alarm panel manufactured by Silent Knight Fire Systems (Model 5104). The system controls and/or monitors sprinkler flow, tamper switches, smoke detectors, heat detectors, and manual pull stations with communication capability.

Loading Facilities

Buildings 10, 12A & 12D have roll up garage doors only.

Interior Finishes - Office Area

LAYOUT

Office space interiors typically include an ATC on an exposed 2'x2' or 2' x 4' grid; a combination of vinyl composition tile and commercial quality carpeting; and a combination of painted drywall and wall covering applied over steel stud partitions. Corridor doors have a painted wood finish. Typical corridors are finished with ceramic or vinyl floor tiles, painted wall surfaces or vinyl wall covering, and ceilings consisting of an ATC with recessed lighting. On each corridor, there is a janitor's closet, a mechanical equipment room, an electrical closet, and a telephone equipment closet.

FLOOR COVERING

Vinyl composition tile and commercial quality carpeting.

WALLS

Painted drywall and wall covering.

CEILINGS

Suspended ceiling grid system with lay-in tiles

LIGHTING

Recessed lighting.