



BUILDING SPECIFICATIONS

LOCATION:	The property is located within the Stamford CBD/ Railroad Sub-Market. Approx. 30 Miles North of NYC. The property is located directly across from the Stamford Transportation Center, which is served regularly by Metro-North Commuter trains and Amtrak. The property can also be accessed via I-95, which runs directly adjacent to the property. The property is located within 60 minutes from four airports: Laguardia (LGA), John F. Kennedy Airport (JFK), Newark Liberty Interational Airport (EWR), and Westchester County Airport (HPN).	ELEVATORS:	Passenger Banks: 3 Total Passenger Elevators: 13 Pavilion Freight Car: 1 Tower Freight Car: 1
OWNER:	Stamford Washington Office LLC	ELECTRIC:	2 Incoming Services / 3 Feeders per Service
MANAGEMENT:	George Comfort & Sons, Inc.	LIFE/SAFETY:	Generator Back-Up
ARCHITECT:	S.O & M	FLOOR LOAD:	Office Tower: 50 lbs. PSF live load Pavilion 5th Floor: 85 lbs. PSF live load Pavilion 6th Floor: 100 lbs. PSF live load Storage Area (Heavy):250 lbs. PSF live load Storage Area (Light): 125 lbs. PSF live load Lobbies: 100 lbs. PSF live load Corridors (>1st Fl.): 80 lbs. PSF live load Retail Areas: 75 lbs. PSF live load Assembly Areas: 100 lbs. PSF live load Loading Dock: 250 lbs. PSF live load Parking: 50 lbs. PSF live load Mechanical Areas: 100 lbs. PSF live load Roof: 30 lbs. PSF live load
YEAR BUILT:	1997	EMERGENCY POWER:	The emergency generator plant is equipped with five (5) 1750-kilowatt generators and three (3) 2000-kilowatt generators and ancillary equipment and distribution. This permits the entire facility to operate in the event of a commercial power outage and maintain N+1 redundancy at both emergency plants. All equipment requiring uninterpretable power is provided with two (2) 1500 KVA Liebert UPS systems (A&B) providing redundant capability and two (2) 1500 KVA Liebert UPS Systems (C&D) providing redundant capability, which is integrated with four (4) 800 amp automatic static transfer switches for a 2N configuration for the trading and network operations. The generators cover the entire building. They are not dedicated to specific areas of the building, however they are redundant and will supply power to the entire facility should the need arise. Power is distributed throughout the building via a raised floor system for ease of layout changes.
RENOVATIONS:	2002 & 2021	AMENITIES:	Parking Garage for 1,550 Cars, On-Site Cafe, On-Site Bar. Cafeteria w/ three (3) different foodbars, Terrace w/ Outdoor Seating and Games, Fitness Center, Locker Room, Conference Center, TownHall Space, Yoga Studio, DayCare, On-Site Management.
SECURITY/ACCESS:	Proximity Card Access System. 24/7 Security Guard at Gatehouse Entrance.	TELECOM/CABLE:	The data/telecom cabling infrastructure is designed to accommodate all foreseeable technological innovations. Cabling is distributed on a grid system in the raised floor. The trading grid is every 35 SF and office areas are every 75 SF. The telecom carriers that are supporting the building include: Frontier, Verizon, and AT&T.
BUILDING HOURS:	Monday-Friday: 7:00 am to 7:00 pm	HEATING:	The heating system is Variable Air Volume Central Plan system, consisting of fan coils in each VAV box.
HEIGHT:	Office Tower: 12 Floors Pavilion: 6 Floors		
BUILDING SIZE:	Office Tower: 414,875 RSF Pavilion: 260,982 RSF Total: 675,857 RSF Redmans Hall: 15,000 RSF		
FLOOR SIZES:	30,000 RSF - 48,000 RSF		
SLAB TO CEILING:	Office Tower: 4th Floor: 13'3" 5th Floor: 13'11" 6th Floor: 15'7" 7th Floor: 13'1" 8th Floor: 13'2" 9th Floor: 13'1" 10th Floor: 13'1" 11th Floor: 13'7" 12th Floor: 13' Pavilion: 5th Floor: 14'2" 6th Floor: 40'5"		
COLUMN SPACING:	26'		
LOADING DOCK:	Yes.		

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, in any of such cases, made or imposed by the owner or its principals





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COOLING:

Chilled water is provided by the main plant offering a completely redundant system. Wherever feasible, critical pieces of equipment have multiple modes of operation (cooling system in the computer center can use both central plant chilled water or operate on its integral compressor/alternate chilled water coil should chilled water be disrupted. Four (4) 750 - ton chillers were initially installed and, as part of the phase 2a expansion, a 1000 - ton chiller has been added. Two (2) two-cell cooling towers were installed providing 2N redundancy. In 2010, the additions of two (2) 300-ton each air cooled chillers were installed as part of the data center cooling resiliency configuration to 2N.

HVAC HOURS:

Building Hours (7:00 am - 7:00 pm), Extended Hours available at Building Standard Rates.

SUPPLEMENTAL HVAC: None.

AWARDS: None.

