

BUILDING INFORMATION

Owner/Developer

Monday Properties

On-Site Building Management

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Architect

Doug Carter, DCS, Ltd.

Building Size

580,000 sf

Height

35 Stories

LEED Certification

LEED Core & Shell Platinum

LEED Neighborhood Development Gold

Construction

Post-tensioned beam with reinforced slabs.

High-performance unitized curtain wall with low-e energy efficient vision glass.

Typical Floor Sizes

22,900 rsf

Typical Floor Slab-to-Slab Dimensions

12'-2"

Typical Floor Finished Ceiling Heights

Office Floors 9'-0"

Floor Loads

100 lbs/sf live load

Window Dimensions

10'-8" height

5'-0" wide mullions

Each floor will have 580 linear feet of unencumbered windowline.

Column Spacing

Typical perimeter column bays are 41' x 30'

Virtually column-free interior layouts

Accessibility

ADA compliant with universal access.

Electrical Service and Main Distribution

Provided by Dominion Power transformers located below grade. Utility will be 480V, 3-phase, 4-wire network service.

Typical Floor Electrical Distribution

Each typical floor will have one electrical closet with one 400 amp bus plug, one 112.5 KVA dry type transformer, two 480-377 high-voltage panels and two 120-208 low-voltage panels.

Electrical System Capacities

Available for Tenant Use

Bus duct risers serving the typical floors will be sized for 6.5 w/sf in addition to HVAC equipment loads. 6.5 w/sf will be available for tenant use on each typical floor, including 1.5 w/sf for lighting and 5.0 w/sf for receptacles.

Elevators

Passenger elevators are equipped with advanced floor guidance systems, minimizing the number of stops, shortening wait times and reducing total travel time to floor destination.

Low-rise Passenger Elevator

Serves floors 5 to 24

5 cars/3,500 lb/1,200 fpm gear-less

Hi-rise Passenger Elevator

Serves floors 24 to 33

5 cars/3,500 lb/1,200 fpm gear-less

Jump Elevators

Serves floors 33 to 35

3 cars/3,500 lbs/450 fpm

Freight Elevators

Serves floors 1 to 33

2 cars/5,000 lb/500 fpm gear-less

Capacity for one 18-wheeler vehicle

Lobby Elevator

One glass-enclosed elevator serving both lobby levels.

Loading Dock

Two at-grade loading bays with dock levelers.

Typical Floor HVAC Systems

The typical floor system consists of one variable air volume air-handling unit (AHU) with various fan powered terminal devices (FPTD). Each FPTD will constitute a separate thermostatically-controlled zone for temperature control.

FPTDs will be provided at an average of one device per 1,500 sf of interior office area and an average of one device per 500 sf of perimeter office area. Each FPTD will be digitally controlled and fully integrated into the building's energy management system. Building heat will be redistributed through electric heating coils located in the FPTDs.

Supplemental HVAC

Condenser water is available for supplemental HVAC at building rates.

Standard Hours of Operation

8:00 am to 6:00 pm, Monday to Friday

9:00 am to 1:00 pm, Saturday

Life Safety

The building contains a central addressable fire alarm system with a fire command station located in the main lobby. The building is fully-sprinklered.

Standby Power Generation Emergency System

An engine-driven standby power 1,250 kW, 480/277V, three phase generator with automatic controls and an eight-hour fuel supply.

Lobby Attendant and Security

Lobby attendant present 24 hours a day, 7 days per week. CCTV monitors lobby, exits, elevators and sidewalks.

Building Access

Tenants have building access 24 hours a day, 7 days per week.

Parking

480-space, fully-enclosed, above and below grade parking garage served by two entries from North Fort Myer Drive.

Web-Based Service Request System

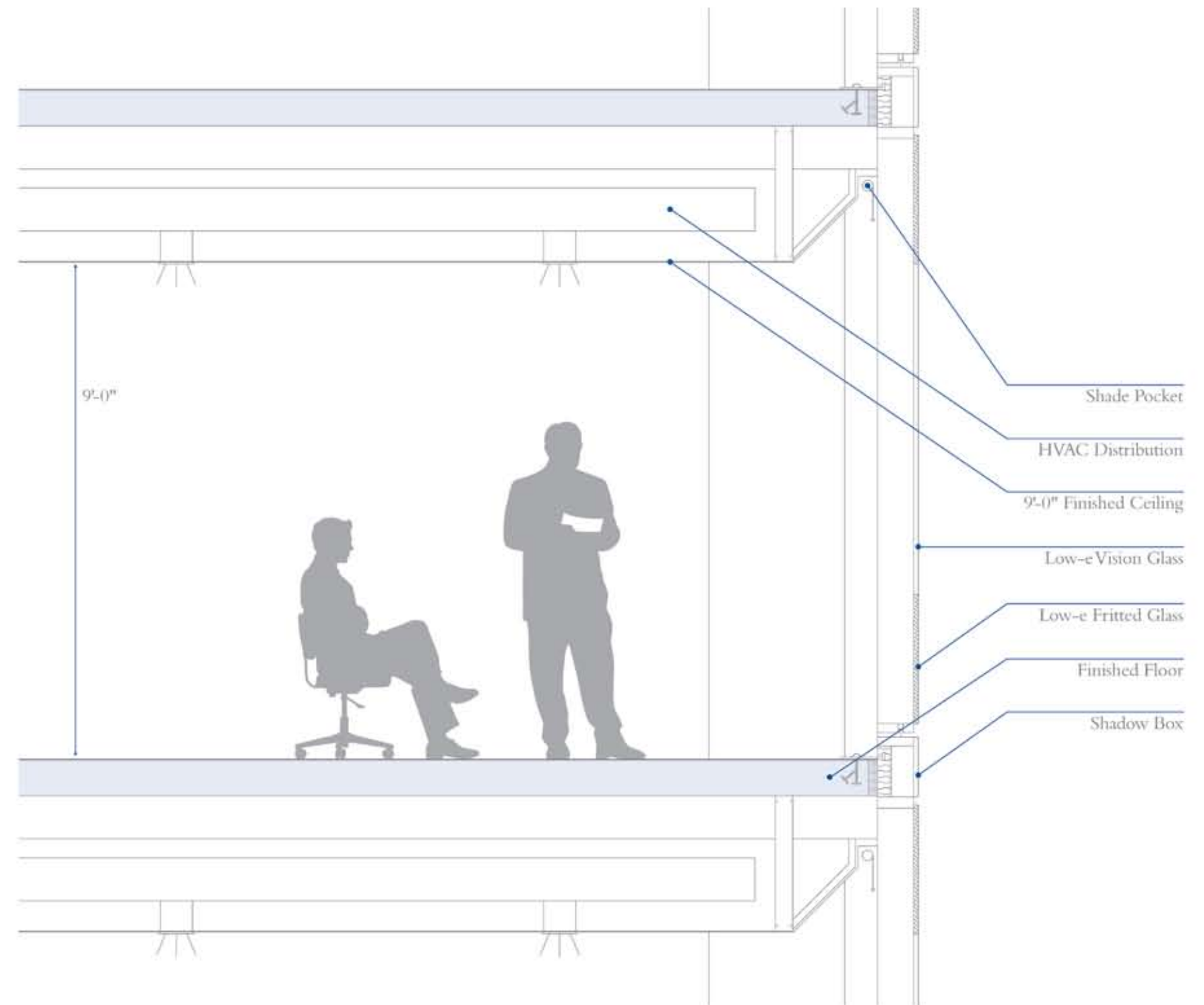
A web-based service request system is provided to allow tenants to place service requests and communicate with management over the Internet.

Telecom

Fiber optic telecom entry points to the building provide telephone service and redundancy for uninterrupted usage. Data and telecommunications closet are on each floor, with conduits from the main building telecom service room.

Amenities

A two-story through block main lobby with double-height ceilings will provide on-site access to the Rosslyn Metro Station. Extensive retail stores and restaurant amenities are provided along North Moore Street and North Fort Myer Drive.



Curtainwall Section