

RESEARCH PARK PLACE

Shell Condition

- 32,226 adjusted gross square feet per typical floor.
- Electrical power 208/120 volt and 480/277 volt power panels (fused to current building code) connected to building power.
- 4 X 4 ceiling grid installed in lease space. Common spaces to have 2 X 2 ceiling grid with parabolic light fixtures installed.
- Parabolic light fixtures installed in lease spaces at a ratio of 1/650 s.f.
- Installed primary HVAC to the Premises, including primary ducting throughout the lease space.
- Separate electrical and telephone rooms on each floor. Tenant's communications equipment shall be installed in lease space.
- Potable water at designated points.
- All "core" functions including, but not limited to, restrooms, drinking fountains, HVAC mechanical room(s), telephone and electrical rooms, ground floor elevator lobby, exit signs at corridors, fire stairwells and all fire and life safety equipment, etc.
- Mini-blinds installed on all exterior windows.
- Walls and columns of lease space to be covered with screw attached sheet rock with no tape & float to allow for easy removal for installation of tenant wiring.
- Sprinkler lines installed with sprinkler heads turned up in lease spaces.
- All floors smooth trowel finished.
- Surface parking providing tenants a parking ratio of 4.1 per 1000 square feet.
- Fabric shade structures cover approximately 43 parking spaces.
- Zoned LI.

Electric

- City of Austin.
- 277/480 volt, 3 phase, 4 wire, 4000 amp service.
- 8 watts per square foot of power below the ceiling with a total of 11 watts per square foot available for tenant use.

Floor Loading and Structural Features

- 50 lbs. psf for office areas.
- Increased floor loading areas to allow for file rooms, etc.

HVAC

- Each floor equipped with two nominal 50 ton self-contained air conditioning units connected to two roof mounted cooling towers.
- Variable air volume system offering 57 (on average) separately controlled climate/comfort zones per floor.
- Direct Digital Controls (DDC) energy management system allows morning warm up, evening cool down, night setback, and optimum start and stop.
- Perimeter Fan Powered VAV Boxes with electric reheat.
- After hours operation by zone and telephone activated.
- Low emissivity 1" insulated pane glazing for energy conservation and noise control.

Fiber Optic Capability

- Telephone service from Southwestern Bell.
- Conduit available into, and between, buildings for fiber optics.

Elevators

- Two 3,000 lb. hydraulic passenger elevators rated at 150 feet per minute and one 3,500 lb. hydraulic service elevator rated at 150 feet per minute.
- Enhanced passenger cab finishes with 9' cabs.
- Designed for card access to secure selected floors.

Security Features

- Card-key access system for entry into building.
- Elevators are designed for future card-key interlock in order to provide for additional access control to the tenant floors.
- Metal halide parking lot lighting providing an average of 1' candles.

Life Safety Systems

- Automatic "type II" fire sprinkler system.
- Fire alarm system including smoke detectors and sprinkler system flow switches.
- Stand-by battery pack powered lighting.
- Emergency generator.

Construction Methods and Materials

- Structural system utilizes composite steel and concrete slabs.
- Exterior walls of local limestone, blue vision glass, and clear anodized aluminum mullions. Interior mullions area clear anodized aluminum.
- Vision glass is blue low "E" insulated glass for noise control, insulating qualities and energy efficiency.
- Roof consisting of a 60 mil single-ply TPO membrane, mechanically fastened over a polyisocyanurate insulation board substrate which offers a low maintenance, energy efficient and weathertight roof.

Common Areas

- Grand lobby with stone accent walls and monumental granite stair to second floor.
- New cambrian black and mocha polished and rough granite floors.
- Painted sheetrock ceiling with decorative tile coffers architectural pendant lighting.
- Separate mail area and shower room on ground floor.

Interior

- 9' typical ceiling height.
- 30'-5"- 46'-3" bay depth ranges.