



BASE BUILDING LAB SPECS

Size:	109,500 sf on four floors plus underground garage parking	Fully Permitted:	State and local approvals obtained for laboratory/ office use
Structural:	100 pounds per square foot	Subdividable:	25,227-109,500 sf available
Lobby:	Two story open lobby with first class finishes and monumental stair	Sustainable:	LEED Certified, LED lighting, high efficiency HVAC, Low E glass, fully commissioned HVAC and electrical systems
Parcel:	4.463 acres	HVAC Equipment:	Lab space @ 2 CFM per sf (60% lab allocation) 2 CFM per sf lab exhaust High efficiency systems
Parking:	37 covered parking spaces below the building, total parking for 336 vehicles, 3.1 per 1,000 SF	Electrical System:	17.5 watts per square foot, 4,000 AMP, 480/277v main service via exterior switchgear
Green Building:	LEED Certified	Plumbing:	Lab waste pH neutralization system, natural gas, and gravity connection to MRWA sewer
Floor to Ceiling Heights:	Minimum 9'0" with ability to go to 10'+ in open areas, 14' floor-to-floor, open ceiling concept also available	Generator:	Optional stand-by power (OSP) via pad-mounted diesel generator and A.T.S. (alternate); tenant allocation 4 watts/SF
Column Spacing:	45'x30' typical, interior columns are minimized to allow for maximum layout flexibility and efficiency	Tel/Data:	Comcast & Verizon in park
Elevators:	2 total, 1 freight/passenger		
Loading:	1 truck height door		