



WYMAN

OFFICE BUILDING SPECIFICATIONS



# OFFICE BUILDING SPECIFICATIONS

## GENERAL

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|-------------------|--|
| SUSTAINABILITY    | <ul style="list-style-type: none"><li>• Targeting LEED Gold</li></ul>  |
| ON-SITE AMENITIES | <ul style="list-style-type: none"><li>• Cafe, fitness center, conference center, activated outdoor space</li></ul>   |
| STRUCTURAL        | <ul style="list-style-type: none"><li>• 150 lbs per square foot</li></ul>  |
| ELEVATORS         | <ul style="list-style-type: none"><li>• Eight (8) passenger elevators;</li><li>• Two (2) service elevators, 5,000 lbs</li></ul>  |
| EMERGENCY POWER   | <ul style="list-style-type: none"><li>• Space and accommodations for tenant-provided standby generator and equipment</li></ul>   |
| TELECOM/TECH      | <ul style="list-style-type: none"><li>• Building fiber ready – space and accommodations for tenant-provided tel/data systems</li><li>• Current providers available: Comcast, Verizon and RCN</li></ul> |
| SHUTTLE SERVICE   | <ul style="list-style-type: none"><li>• Shuttle to Alewife Station – Cambridge and Riverside Station – Newton via the 128 Business Council</li></ul>   |
| LOADING           | <ul style="list-style-type: none"><li>• Full loading dock service area</li></ul>   |
| PARKING           | <ul style="list-style-type: none"><li>• Located in adjacent garage with covered walkway to building 3.35/1,000 SF</li><li>• Garage Parking: 1,495</li><li>• Surface Parking: 220</li></ul>             |

## OFFICE

- |                    |  |
|--------------------|--|
| CEILING HEIGHTS    | <ul style="list-style-type: none"><li>• 10' finished on all floors: Ground to 4</li></ul>  |
| COLUMN BAY SPACING | <ul style="list-style-type: none"><li>• 33' x 44'</li></ul>  |
| ELECTRICAL         | <ul style="list-style-type: none"><li>• 4,000 amp service at 480/277 volt, 3-phase</li><li>• 3,000 amp bus duct risers through each floor</li></ul>  |
| HVAC               | <ul style="list-style-type: none"><li>• South Wing office tenant areas are serviced by central air handling systems which include two (2) 200-ton, 35,000 cfm units</li><li>• Code required ventilation and dehumidification</li><li>• Additional sensible cooling delivered by local chilled beams or fan coil units as part of fit out. Tenant would provide supplemental cooling connected to base building hydronic systems.</li></ul> |
| PLUMBING           | <ul style="list-style-type: none"><li>• Dedicated lab waste risers for future Tenant pH neutralization systems</li><li>• Central gas fire domestic hot water heaters for toilet cores</li><li>• Natural gas service</li></ul>  |



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