

**900 NEW YORK AVENUE, NW**  
**SHELL CONDITION – DESIGN DEVELOPMENT**

- General: Prominently sited at the southwest corner of New York Avenue and 9<sup>th</sup> Street, This 600,000 square foot, 12 story office building is designed to meet the current and future needs of Washington’s class A office market. 900 New York Avenue is designed to LEED Gold or Platinum.
- This office building is enhanced by 4 levels of parking, a fitness center and a large, sun filled 12 story atrium. Additionally, 900 New York Avenue is part of the new Eye Street retail corridor and will have a high quality retail component. Private garden terraces and a large Rooftop terrace will allow tenants the opportunity to enjoy commanding views of downtown Washington DC.
- The Project shall meet the standards for a trophy rental office building in downtown Washington, DC, including general performance in terms of rental and usable efficiency for office users.
- Structure: Reinforced Concrete Frame, 100-lbs./sq. ft with 80-lbs./sq. ft. live load and 20 lbs./sq. ft. dead load capacity. Structure can be designed for 200/150-lbs./sq. ft. file loading at pre-selected areas in concourse level, or other areas as required.
- Exterior: Natural limestone, architectural precast concrete and metal panel. The curtain wall is designed to maximize views and reduce solar heat gain by utilizing high performance glass with sun shades.
- Lobby: Lobby will feature stone flooring, wood and stone walls, metal and glass detailing.



Column Spacing:	30'x30' column grid.
Roof:	Ballasted IRMA roofing system with large planted areas on the accessible roof terraces.
Slab to Slab Height:	Level One - 17'-7", 11'-2", 12'-8", 13'-8" and 28'-6" Level Two - 10'-10" Typical Levels 3-11 - 11'-2" Level 12 - 11'-11" Concourse (LL1) - 20'-0", 15'-6", 13'-6" and 12'-0"
Perimeter Walls/Columns:	Perimeter walls and columns shall be insulated and dry walled ready to receive standard paint finishes (interior columns remain exposed concrete).
HVAC System:	<p>Mechanical equipment rooms and cooling towers utilizing direct digital controls on rooftop penthouse. Two high efficiency air handling VAV air handling units per floor serving all tenant VAV zones and providing the equivalent capacity ratio of one ton for each 325 square feet of usable floor area. Floor units and all medium pressure trunk ducts will be installed with the base building. VAV boxes, VAV inlet and discharge ducts, volume dampers, round, rigid and flex ducts and diffusers will be installed under tenant work.</p> <p>Mechanical system will permit two zones of operation per floor. Perimeter series fan powered VAV boxes with electric resistance heaters per 450 sq. ft. and interior VAV boxes per 1200 sq. ft. with thermostats will be installed with the tenant work. VAV Boxes shall have direct digital controls.</p> <p>Building HVAC design criteria shall be: Summer – 75 degrees F, dry bulb and 50% RH, up to 95 degrees dry bulb exterior temperature.</p>

HVAC System Cont'd: Winter – 72 degrees F, dry bulb and 40% RH, down to 15 degrees dry bulb exterior temperature.

Outside air for ventilation will be provided at the rate of 20CFM per person and a density of 7 people per 1,000 square feet (consistent with current ASHRAE Guidelines).

2 sets of condenser water valved outlets will be provided on each floor for use by the Tenants in the 24 hour operation of Tenant supplied air conditioning units.

Electrical System: Electrical service with vault mounted transformers outside of building, will supply three phase, four-wire, 480/277 volt service. Transient Voltage Surge Suppression (TVSS) will be provided at the electrical service entrance. Typical building electrical distribution system will include 480V plug-in bus risers with step down dry type, K-rated transformers for 120/208V for Tenant power distribution at each floor. Building will provide 4.0 watts per sq. ft. for tenant receptacles and equipment, 2.0 watts per sq. ft. for lighting. An additional 4.0 watts per sq. ft. will be available at bus-ducts on an as needed basis. Associated distribution will be provided by Tenant at Tenant's expense.

Telecommunications: The building will have telecommunications service entrance capable of receiving services from multiple telecommunication vendors.

Emergency Power: The building will have a diesel driven emergency generator, tentatively sized at 1250 KW. The generator will have limited spare capacity for critical Tenant loads.

Life Safety:	Fire standpipe and base building fire alarm system will be installed per high-rise building code. The building's main sprinkler risers and loop system will be sized to support a sprinkler head density of 150 sq. ft. per head. Uprturned sprinkler heads will be provided with the base building at a spacing of one head per 225 sq. ft. The addition and relocation of sprinkler heads and branch lines will be at Tenant's expense.
Wet Columns:	A minimum of 5 wet columns per floor ready for connection of Tenant's added plumbing work.
Energy management:	Automatic DDC temperature control system. Controls shall be fully modulating.
Elevators:	10 passenger (MRL) high speed elevators, with 3,500 lbs. capacity and 2 freight high speed elevators, with 4,500 lbs. capacity. 2 parking shuttle elevators, with 3,500 lbs. capacity, serving the four parking levels. Additionally, the building will have 2 retail service elevators.
Rest Rooms:	Women's and men's restrooms will be fully finished on each floor with base building. Restroom finishes will include stone countertops, porcelain tile floors and base, and tile and painted walls. Ceilings will be gypsum wallboard painted.
Access/Security System:	24 hr guard service will be supported by video surveillance, card reader controls on elevators and at perimeter.
Fiber Optics:	Fiber optics service via trunklines located adjacent to the property.
Parking:	4 levels of underground parking.