



WORKING SMARTER.™

## BUILDING FACTS

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### **Owner/Developer**

Monday Properties

### **On-Site Building Management**

Monday Properties

### **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**

Network service provided by Dominion Power transformers located below grade.

Utility will be 480V, 3-phase, 4-wire network service.



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**Typical Floor Electrical Distribution**

Each typical floor will have one electrical closet with one 400 amp and one 200 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**

**Low-rise Passenger Elevator**

Serves Lobby to Floor 24  
5 cars/3,500 lb/700 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  
2 cars/3,500 lbs/100 fpm

**Parking Elevators**

Serves floors P1 to P9  
3 cars/2,500 lb/350 fpm

**Freight Elevators**

Serves floors P1 to 33  
2 cars/4,000 lb/700 fpm gear-less

**Lobby Elevator**

One glass-enclosed elevator serving both lobby levels.

**Loading Dock**

Two at-grade loading bays with dock levelers.  
Capacity for one 18-wheeler vehicle

**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.



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### **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.