

# Brookfield

## 1250 CONNECTICUT AVENUE

<b>General Description</b>	1250 Connecticut Avenue is an 8 Story Class B office building, located in downtown Washington's Golden Triangle Business Improvement District. Ideally located on the much sought after address of Connecticut Avenue the building's ground floor retail includes a full service Sit Down Restaurant, Tex-Mex Taco Stand, full service Bank, fashionable Women's Clothing Store and Day Spa and Salon. The garage consists of two levels totaling 153 spaces.
<b>Design Architect</b>	Alan J. Rockman
<b>General Contractor</b>	
<b>Mechanical Engineer</b>	
<b>Structural Engineer</b>	R. M. Thornton, Inc.
<b>Completion Date</b>	1963
<b>Building Height</b>	8 stories
<b>Design Load</b>	100 pounds per square foot including 20 pounds per square foot partition load
<b>Rentable Area</b>	180,000 SF
<b>Typical Floor Area</b>	Approximately 22,400
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 9'8" Standard floor to ceiling height is 8'2"
<b>Mullion Spacing</b>	6 feet
<b>Interior Column Spacing</b>	Generally every 10 feet.
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	
	The Building Automation and Energy Management System is primarily solid state/pneumatic equipment. In addition to equipment operation and control, the system performs load shedding and duty cycling functions.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed current Building Code requirements. Design conditions are based upon occupancy of not more than one person per 1,000 usable square feet.
<b>Heat</b>	Heat is supplied by two Fitzgibbons low pressure steam boilers.
<b>Air Conditioning</b>	Cooling is provided by two Cooling Towers and two York Chillers supplying chilled water to the perimeter induction units. The Main Air-Handler supplies air to the interior and perimeter induction units.  Supplemental HVAC is available 24 hours a day.

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<b>Standard Hours of HVAC Operation</b>	7:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday, Except Sunday and Federal Holidays
<b>ELECTRICITY General</b>	Building-standard power consists of 6 watts per usable square foot, connected load, provided by Pepco/Del MarVa Power.
<b>Electric Closet</b>	2 per floor
<b>Telephone Closet</b>	3 per floor
<b>PASSENGER ELEVATORS</b>	
<b>Number of Elevators</b>	3 passenger elevators organized into 2 banks: Floors C1 – 8
<b>Elevator Capacity</b>	2,500 lbs.
<b>Elevator Speed</b>	350 FPM (ft. per minute).
<b>SERVICE ELEVATORS</b>	
<b>Number of Elevators</b>	1 (Conversion of Passenger Elevator)
<b>Elevator Capacity</b>	2,500 lbs.
<b>Elevator Size</b>	96 in. long, 52 in. wide, 96 in. high
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"><li>• Web-based corrective maintenance services program</li><li>• Recycling Program</li><li>• Convenient access to Metro Subway system</li><li>• Underground parking garage for 153 spaces</li><li>• Strategically located along the Connecticut Avenue Shopping District</li><li>• Card Access Control System</li><li>• On-site Women and Men's Shower &amp; Locker Room</li><li>• Fitness Center</li><li>• Bike Cage</li><li>• Conference Center</li><li>• Web based tenant service request system</li><li>• Drop boxes for US Mail, FedEx on-site during business hours</li></ul>