

# Brookfield

## 601 AND 701 SOUTH 12<sup>th</sup> STREET

<b>General Description</b>	Located on five acres in the Pentagon City submarket of Arlington, Virginia, the property faces South 12th Street between South Hayes Street and South Fern Street, across from the Fashion Centre Mall and the Pentagon City Metro station Yellow and Blue lines, which serve the southern half of Arlington County and Washington D.C. The property consists of two 12-story office buildings that were completed in May 1982 and most recently renovated in 2003 and 2004 totaling 550,806 rentable and two levels of structured underground parking.
<b>Design Architect</b>	Vlastimil Koubek
<b>General Contractor</b>	
<b>Mechanical Engineer</b>	Lee Kendrick
<b>Structural Engineer</b>	Baskam and Jurczyk, P.C.
<b>Completion Date</b>	1982 [2003, 2004] Renovation
<b>Building Height</b>	12 stories
<b>Design Load</b>	20 pounds per square foot partition load 80 pounds per square foot live load
<b>Rentable Area</b>	Approximately 554,000 SF
<b>Typical Floor Area</b>	Approximately 22,000 – 26,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 14'8" Standard floor to ceiling height is 8'0" – 9'0"
<b>Interior Column Spacing</b>	Generally every 28 feet [or] None
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is primarily Capron DDS equipment. In addition to equipment operation and control, the system performs demand totalization functions.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed Arlington County Building Code requirements. Design conditions are based upon occupancy of not more than one person per 185 usable square feet.
<b>Heat</b>	Heat is supplied by electric heating strips in the VAV boxes along the perimeter of the property. Fresh air intake is provided by two Govern Air Systems, per building, that are located on the roofs.
<b>Air Conditioning</b>	Cooling is provided by a condenser water system with two dual cell cooling towers located on the property's roof and a plate heat exchanger that is located in the penthouse. The condensed water is pumped to two 35-ton self contained units that are located on each floor and distribute cool air to variable air volume (VAV) boxes located throughout the floor.

# Brookfield

<b>Standard Hours of HVAC Operation</b>	Supplemental HVAC is available 24 hours a day. 6:00 AM to 7:00 PM, Monday through Friday
<b>ELECTRICITY</b>	
<b>General</b>	Electrical service is provided to the property via two-3,000 amp switches and stepped-down to meet demand in each electrical closet. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	One per floor
<b>Telephone Closet</b>	One per floor
<b>PASSENGER ELEVATORS</b>	
<b>Number of Elevators</b>	13 elevators organized into 2 banks per building that services all 12 floors. The 601 building has 7 passenger elevators and the 701 building has 6.
<b>Elevator Capacity</b>	3,500 lbs. rating per elevator car.
<b>Elevator Speed</b>	350 FPM (ft. per minute) rating on each elevator car
<b>SERVICE ELEVATORS</b>	
<b>Number of Elevators</b>	One in each building
<b>Elevator Capacity</b>	4,000 lbs.
<b>Elevator Size</b>	80 in. long, 73 in. wide, 100 in. high
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"><li>• 5,500 useable square foot cafeteria;</li><li>• 10,400 useable square foot workout facility;</li><li>• Attractive green space adjoining the 601 and 701 buildings;</li><li>• Across the street from the Fashion Centre Mall, a one million square foot mall anchored by Macy's and Nordstrom;</li><li>• Proximity to the area's extensive transportation network, including Route 66, Interstate 395, the George Washington Parkway, Jefferson Davis Highway and Ronald Reagan National Airport (1.6 miles away); and</li><li>• Convenient on-site access to the Pentagon City Metro station.</li></ul>