

## 650 Massachusetts Avenue

<b>General Description</b>	<p>Located in the burgeoning East End submarket, 650 Massachusetts Avenue, NW is an eight-story office building containing 326,000 rentable square feet and a four-story parking garage.</p> <p>Attractively situated at the corner of Massachusetts Avenue, NW and 7th Street, NW overlooking historic Mt. Vernon square, the building is 1 ½ blocks from the Gallery Place Metro Station and is within short walking distance of the Verizon Center sports and entertainment venue and the Washington Convention Center.</p>
<b>Design Architect</b>	The WEIHE Partnership
<b>General Contractor</b> <b>Mechanical Engineer</b>	OMNI Construction GHT, Limited
<b>Structural Engineer</b>	Dragan-Areng Associates
<b>Completion Date</b>	1990
<b>Building Height</b>	8 stories
<b>Design Load</b>	Typical floor Live load 80 plus 20 psf Garage parking 50 psf Storage and mechanical rooms 150 psf
<b>Rentable Area</b>	Approximately 326,000 SF
<b>Typical Floor Area</b>	Approximately 35,500 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 10'1" Standard floor to ceiling height is 8'4"
<b>Mullion Spacing</b>	45"
<b>Interior Column Spacing</b>	Typically 20' on center
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	HVAC is a central condenser water system utilizing a 600 ton cooling tower with two 30 ton self contained units per floor and perimeter water source heat pumps throughout base building. An additional rooftop cooling tower serves the Georgetown University space.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed BOCA Basic/National code 1984 and the District of Columbia Construction code Supplement DCMR 12.
<b>Heat</b>	Heat is supplied by heat pumps located at the perimeter; heat is supplied to the closed loop by a 500KW electric boiler.

<b>Air Conditioning</b>	<p>Cooling is provided by two water cooled self- contained (SCU's) Mammoth units on each floor. The units are served by two Evapco induced Draft Towers.</p> <p>Currently supplemental HVAC is available 24 hours a day by the based building closed loop.</p>
<b>Standard Hours of HVAC Operation</b>	<p>7:00 AM to 6:00 PM, Monday thru Friday. Currently we do not operate on Saturdays.</p>
<b>ELECTRICITY General</b>	<p>Available receptacle load is 7 watts plug /2watts lighting per sq ft. Electrical Service is provided by main switch boards located in the main electrical room of the C1 level. They includes three 4,000 amp 460/265V 3 phase 4 wire services and one 1200 amp 460/265V 3 phase 4 wire service serving the retail area. There is a additional 3000 amp service that feeds the C-1 level. Floors are serviced by buss duct traveling up the risers located in the electrical rooms on each floor. Each electrical closet contains 277/480 and 120/208 – 3 phase power.</p>
<b>Electric Closet</b>	<p>Two per floor.</p>
<b>Telephone Closet</b>	<p>Two per floor.</p>
<b>PASSENGER ELEVATORS Number of Elevators</b>	<p>Six passenger elevators organized into two banks. One of the passenger elevators also serves as a freight car.</p>
<b>Elevator Capacity</b>	<p>3,000-3,500 lbs passenger cars</p>
<b>Elevator Speed</b>	<p>350 FPM (feet per minute), passenger cars.</p>
<b>SERVICE ELEVATORS Number of Elevators</b>	<p>One of the passenger elevators also serves as a freight car.</p>
<b>Elevator Capacity</b>	<p>3,500 lbs.</p>
<b>Elevator Size</b>	<p>4'9" deep by 6'8" wide by 8" tall.</p>
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• On-Site Property and Facility Management</li> <li>• Two story main lobby</li> <li>• CCTV system</li> <li>• Tenant only Fitness Center on-site with full locker rooms, cardio equipment, weight equipment, and aerobics area</li> <li>• Onsite Café</li> <li>• Web based tenant service request system</li> <li>• Drop boxes for US Mail and FedEx on-site</li> <li>• Underground Parking Garage for 265 cars</li> <li>• Convenient access to Chinatown Metrorail Station</li> <li>• Convenient access to major travel arteries</li> <li>• Two blocks from Verizon Center Arena located in Chinatown</li> </ul>