

Brookfield

777 Tower

General Description	777 Tower is a 52-story office tower designed by Cesar Pelli with high quality finishes. Its features include a glass lobby with 30' ceilings, rose marble, and a park-like plaza. The tower sits adjacent to premier retail center, FIGat7th.
Design Architect	Cesar Pelli & Associates
General Contractor	Peck/Jones Construction / W.S. Bellows Construction Corporation
Mechanical Engineer	James A. Knowles and Associates, Inc.
Structural Engineer	John A. Martin & Associates
Completion Date	1991
Building Height	52 stories
Design Load	Area "A" 50 pounds per square foot reducible plus 20 pounds per square foot partition; Area "B" 100 pounds per square foot reducible
Rentable Area	Approximately 1,024,835 SF
Typical Floor Area	Approximately 21,500 SF
Ceiling Heights	Slab-to-slab heights on office floors average 13' Standard floor to ceiling height is 8'10"
Mullion Spacing	5 feet on center
Exterior Column Spacing	10'0" center to center
	144 Executive parking garage spaces 2,390 spaces in the adjacent shared parking structure
HEATING, VENTILATION AND AIR CONDITIONING	Cooling for all building spaces is provided by Thermostat controlled Variable Air Volume Units (VAV). Each floor has an independent Fan Unit that provides cooling to these VAVs. Fan Units are controlled by a Delta Controls Energy Management System (EMS). The Delta Controls EMS also controls all Chiller Plant operations as well as providing temperature monitoring, equipment failure alerts, and leak detection.
Design Criteria	The building's HVAC systems are designed to meet or exceed the Los Angeles City Building Code requirements. HVAC Interior/Perimeter Zones designed to have one (1) zone for every 850 square feet average area.

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Standard Hours of HVAC Operation	8:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday
ELECTRICITY	Each Tenant floor has one 42 circuit 277/480 volt panel for building standard fluorescent lighting. Each Tenant floor has two 42 circuit 120/208 volt panels for office power.
Electric Closet	2 per floor
Telephone Closet	2 per floor
PASSENGER ELEVATORS	26 elevators organized into 5 banks: Floors 1 – 19 Freight (service) Floors P1-P4, 1-52 Floors 1, 19-37 Parking 1, P1-P4 Floors 1, 37-52
Elevator Capacity	3,500 lbs. Passenger Elevators, 3,000 lbs. Parking Elevators
Elevator Speed	Approximately 700 – 1,200 FPM (ft. per minute)
SERVICE ELEVATORS	
Number of Elevators	2
Elevator Capacity	5,000 lbs.
Elevator Size	104 in. long, 76 in. wide, 156 in. high freight cab #24 96 in. long, 72 in. wide, 156 in. high freight cab #25
BUILDING AMENITIES	Direct access to all major freeways Transportation options include ZIPCAR, adjacent 7th Street METRO Station and METRO Bike Share Brookfield shuttle service to nearby parking and DTLA destinations Anchored by FIGat7th shopping; TASTE Food Hall and restaurants Adjacent to major restaurants, hotels, private clubs, entertainment and cultural venues, and attractions Professionally staffed, on-site management team with 24-hour building security, engineering and maintenance services 2.5 acre landscaped plaza with seating Unsurpassed tenant and visitor car experience: <ul style="list-style-type: none">• Parking with valet, visitor and reserved offerings• Reserved executive parking• EV charging stations• Dedicated bike parking• Car service center• Executive car wash and detail services FIGat7th weekly Farmers Market Arts Brookfield produced seasonal exhibits and live music events