

799 9th Street

General Description

The property is a Class A 204,000 rentable square foot (SF) office building with windows on three (3) sides and partial windows on the 4th side. The property consists of ten (10) floors of office space above grade. There are three (3) levels of underground parking totaling approximately 55,000 SF.

Design Architect

HOK

General Contractor Mechanical Engineer

GHT

Structural Engineer

Tadger Cohel Edelson

Completion Date

2001

Building Height

10 stories

Design Load Rentable Area

100 lbs psf live load
Approximately 204,000 SF

Typical Floor Area

Approximately 21,850 RSF

Ceiling Heights

Slab-to-slab heights 11'6"; 12' on 10th floor
Standard floor to ceiling height is 8'6" up to 9'

Mullion Spacing

Spacing ranges from 2.5'-3.5'

Interior Column Spacing

30' x 30'

HEATING, VENTILATION AND AIR CONDITIONING

A central cooling tower system provides condenser water to floor by floor package units which contributes conditioned air to variable air volume (VAV) boxes on all floors. Perimeter VAV boxes include reheat coils.
The Building Automation and Energy Management System is Siemens Apogee Insight ver. 3.13

Design Criteria

The building's HVAC systems are designed to meet or exceed ASHRAE Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.

Heat

Heat is supplied by electric reheats on perimeter VAV boxes

Air Conditioning

Cooling is provided by one (1) McQuay 70 ton package unit on the 2nd - 9th floors and 80 ton unit on the 10th floor

Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation

8:00 AM to 8:00 PM, Monday through Friday
8:00 AM to 2:00 PM, Saturday when requested in advance

ELECTRICITY**General**

Pepco provides electricity at 480/277 volts. Power is distributed to each floor by way of buss duct or cable and conduit. Building-standard power consists of 4 watts per usable square foot for plugs and 2 watts for lighting.

Electric Closet

One (1) per floor

Telephone Closet

One (1) main phone closet on P1 level

PASSENGER ELEVATORS**Number of Elevators**

Five (5) for office tower plus one (1) freight and two (2) garage shuttle elevators.

Five (5) elevators organized into two (2) banks serving:

Floors Lobby – 10

One (1) elevator serving Lobby - PH

Two (1) parking shuttle elevators separately serving:

Lobby – P3 Garage Level

Elevator Capacity

Elev #1,2, 3, 4, 5 = 3,500 lbs

Elevator Speed

Elev # 1-6 = 400 FPM (ft. per minute), depending on bank

Elev # 7 = 150 FPM (Garage Shuttle)

SERVICE ELEVATORS**Number of Elevators**

YES

1

Elevator Capacity

.Elev #6 freight = 4,000 lbs

Elevator Size

Elv #1, 2, 4, 5 65" long x 78"wide x 105" height

Elv #3 - 65" long x 76"wide x 105" height

Elv #6 - 65" long x 91"wide x 105" height

BUILDING AMENITIES

- Fitness Center; Virtual Concierge; Roof Top Indoor/Outdoor Terrace seating; Secured Bike Room, On site parking, 24/7 Security staff; fiber Optic services; Parking Attendants; Datawatch card access system through out building, High rise Fire Alarm system.