

Brookfield

ONE RESTON CRESCENT

General Description

Reston Crescent is one of suburban Washington's premier office communities, set in a beautiful wooded park along the Dulles Corridor in Reston, Virginia. A 36-acre, carefully phased master development, Reston Crescent reflects the meticulous, creative planning that is a hallmark of Reston-one of the most acclaimed planned communities in the nation.

One Reston Crescent, the first building of the development, is a 185,000-square-foot six-story structure with state-of-the-art building systems, high-end finishes and an elegant two-story lobby. Expansive floorplates offers optimum flexibility and an ideal working environment for tenants who require top performance from their office space. Their building overlooks two private lakes, with beautiful landscaped pathways throughout the campus and ample parking for tenants and visitors.

Design Architect

Herring & Trowbridge Architects

General Contractor

Centex Construction

Mechanical Engineer

GHT Limited

Structural Engineer

Haynes Whaley Associates

Completion Date

2000

Building Height

6 stories

Design Load

10 pounds per square foot partition load
100 pounds per square foot live load in offices
100 pounds per square foot on the lobby level
125 pounds per square foot on the mechanical floors

Rentable Area

Approximately 186,000 SF

Typical Floor Area

Approximately 31,000 RSF

Ceiling Heights

Slab-to-slab heights on office floors average 11'
Standard floor to ceiling height is 9' with a portion of the 6th floor at 20'

Mullion Spacing

Majority 5' on center

Interior Column Spacing

Open space design. No columns in tenant areas.

HEATING, VENTILATION AND AIR CONDITIONING

The design consists of two TRANE self-contained HVAC units to service each floor.

Design Criteria

The building's HVAC systems are designed to meet or exceed Fairfax County Building Code requirements.

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COOLING:

Interior Space Conditions/Outdoor Air Condition

76F +/- 2 degrees F Dry Bulb/Less than 89 degree F Dry Bulb

50% Relative Humidity or 74 degree F Wet Bulb

HEATING:

Interior Space Conditions/Outdoor Air Conditions

72F +/- 2 degrees F Dry Bulb Greater than 5 degree F

Heat

VFD fan motors deliver air to VAV boxes (approx. 40/floor). The perimeter VAVs on floors 1 through 5 have electric heat coils and all 6th floor VAVs have electric heat coils. There are two fresh air units (15,000 CFMs each) which are pre-heated in the winter to maintain a temperature of 50 degrees.

Air Conditioning

There are two Trane SCUs per floor which are supplied with chilled water by the building's 800 ton BAC cooling tower. SCUs on floors 1 through 5 have 58 tons of cooling capacity while the SCUs on the 6th floor have 65 tons of cooling capacity. The SCUs have water cooled condensers with economizer valves and coils. VFD fan motors deliver air to VAV boxes (approx. 40/floor).

Standard Hours of HVAC Operation

7:00 AM to 7:00 PM, Monday through Friday
Supplemental HVAC is available 24 hours a day.

ELECTRICITY General

Dominion Virginia Power supplies power to the building via a 1500 KVA transformer located at the loading dock which has two main feed lines. The transformer provides 480/277 volts to the main switch gear. Building-standard power consists of 6 watts per usable square foot.

Electric Closet

Two per floor and one (main) at the loading dock.

Telephone Closet

Two per floor and one (main) at the loading dock.

PASSENGER ELEVATORS Number of Elevators

4 elevators with access to all floors.

Elevator Capacity

3,500 lbs.

Elevator Speed

350 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS Number of Elevators Elevator Capacity

N/A

N/A

Elevator Size

N/A

BUILDING AMENITIES

Reston Crescent is just off Reston Parkway and the Dulles Toll Road, providing a quick route to the Capital Beltway, Dulles Greenway, Route 28, and the Fairfax County Parkway. The site is only a five minute drive to Washington Dulles International Airport. Bus transportation is available directly from the property, providing service to the West Falls Church Metro Station.

Reston Town Center offers numerous shops, restaurants, hotels, parks, theaters, sports clubs, banks are all nearby. The W&OD biking/hiking trail bisects the community, providing a

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| beautiful greenspace corridor.