

# Brookfield

## Gas Company Tower

<b>General Description</b>	The Gas Company Tower is an award-winning, Class A architectural landmark on the Los Angeles skyline. With its glass fins at street level and boat shape in the upper bank, the 52-story glass line stands out as a beacon of modernism among the neighboring historic buildings.
<b>Design Architect</b>	Skidmore, Owings & Merrill
<b>General Contractor</b>	Turner Construction Company
<b>Mechanical Engineer</b>	James A. Knowles and Associates, Inc.
<b>Structural Engineer</b>	CBM Engineers, Inc.
<b>Completion Date</b>	1991
<b>Building Height</b>	50 stories
<b>Design Load</b>	20 pounds per square foot partition load 50 pounds per square foot live load
<b>Rentable Area</b>	Approximately 1,369,900 SF
<b>Typical Floor Area</b>	Approximately 27,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors is 13'6" (Floors 9-28), 13' all other floors Standard floor to ceiling height is 8'10"
<b>Mullion Spacing</b>	Approximately 5 feet
<b>Exterior Column Spacing</b>	30 Ft center to center east west; 36 Ft center to center North South
<b>Parking</b>	2,165 spaces: 979 spaces in the on-site subterranean parking garage and 1,186 in the off-site World Trade Center parking garage
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is Siemens Apogee. It provides multi-zone heating, ventilation and air conditioning with automated energy management designed to provide the maximum in comfort, efficiency, and flexibility. The system controls start-up and shut down all chillers, fans, and pumps. Air handling units, cooling tower fans and chilled water pumps are equipped with ABB variable frequency drives. Air handler units are started and shut down via a time-initiated program on an on-site host system. A Genea web-based system is available to tenants for after-hours requests.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed the Los Angeles City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.

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<b>Heat</b>	Heat is supplied by electric strip heaters located within the perimeter VAV boxes.
<b>Air Conditioning</b>	Cooling is provided by cooled air delivered to all VAV boxes from a central floor fan.
<b>Standard Hours of HVAC Operation</b>	8:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday
<b>ELECTRICITY General</b>	Building-standard power consists of 7 watts per usable square foot, connected load, provided by Los Angeles Department of Water & Power. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	2 per floor
<b>Telephone Closet</b>	2 per floor
<b>PASSENGER ELEVATORS Number of Elevators</b>	25 elevators organized into 4 banks: Floors 1 – 17 Floors 1, 17-29 Floors 1, 29-40 Floors 1, 40-50
<b>Elevator Capacity</b>	2,000-4,000 lbs. depending on elevator bank
<b>Elevator Speed</b>	Approximately 200 – 1,400 FPM (ft. per minute)
<b>SERVICE ELEVATORS Number of Elevators</b>	2
<b>Elevator Capacity</b>	3,500 lbs. and 6,000 lbs.
<b>Elevator Size</b>	69.75 in. long, 63.5 in. wide, 120 in. high freight cab #25 97.5 in. long, 70 in. wide, 120 in. high freight cab #24
<b>BUILDING AMENITIES</b>	Direct access to all major freeways Transportation options include adjacent Pershing Square METRO Station and METRO Bike Share Brookfield shuttle service to nearby parking and DTLA destinations Adjacent to Historic Core, Bunker Hill restaurants, hotels, shopping, entertainment and cultural venues Professionally staffed, on-site management team with 24-hour building security, engineering and maintenance services Outdoor plaza with seating and dining/coffee kiosk <i>Build Amenities continued on next page</i>

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## **BUILDING AMENITIES**

*Continued*

Unsurpassed tenant and visitor car experience:

- Parking with valet, visitor and reserved offerings
- Text-down executive and visitor valet parking
- EV charging stations
- Dedicated bike room and parking
- Executive car wash and detail services

On-site amenity offerings include Blue Flame cafeteria, Starbucks, Sundry, Shoe Shine, and Concierge services

Arts Brookfield produced seasonal exhibits and live music events