

## VICTOR BUILDING

### General Description

The property is a Class A, free standing office building with windows on all four sides. The property consists of nine (9) floors of office space above grade plus the Concourse level. There are four (4) levels of underground parking.

### Design Architect

Einhorn, Yaffee, Prescott

### General Contractor Mechanical Engineer

Clark Construction  
Engineering Design Group, Inc

### Structural Engineer

Robert Theobald + Associates, PC

### Completion Date

2000

### Building Height

9 stories

### Design Load

1<sup>st</sup> – 7<sup>th</sup> fl = 100 lbs psf live load Designated area @ 125 lbs psf and 200 lbs psf  
8<sup>th</sup> -9<sup>th</sup> fl = 100 lbs psf live load Designated area @ 125 lbs psf and 200 lbs psf  
Roof = 100 lbs psf live load

### Rentable Area

Approximately 316,000 SF

### Typical Floor Area

Approximately 36,000 RSF

### Ceiling Heights

Slab-to-slab heights on office floors average 10'4"  
Standard floor to ceiling height is 8'6"

### Mullion Spacing

**3 feet**

### Interior Column Spacing

Generally every 24 feet and 15' in the old building

### HEATING, VENTILATION AND AIR CONDITIONING

Each floor has 2 VFD controlled AHU's with chilled water coils. Heat is provided by perimeter fan powered VAV boxes with 4-6 KW electric heaters. Two (2) 640 ton Trane Centrifugal R-123 Chillers. O.A. is also VAV with electric reheat. Free cooling is used during cooler months to save energy.

The Building Automation and Energy Management System is Seimens Apogee.

### Design Criteria

The building's HVAC systems are designed to meet ASHRAE Building Code requirements when built. 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 two (2) 640 ton electric driven centrifugal chillers.

Supplemental HVAC is available 24 hours a day.

### Standard Hours of HVAC Operation ELECTRICITY

7:00 AM to 7:00 PM, Monday through Friday  
8:00 AM to 2:00 PM, Saturday when requested in advance]

<b>General</b>	<p>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 7 watts per usable square foot.</p> <p>Additional power is available based upon demonstrated need.</p>
<b>Electric Closet</b>	Two (2) per floor
<b>Telephone Closet</b>	One (1) per floor
<b>PASSENGER ELEVATORS</b>	Five (5) for office tower plus one (1) freight and One (1) garage shuttle elevator.
<b>Number of Elevators</b>	<p>Six (6) elevators organized into two (2) banks serving:          Floors P3 – 9 (1 serving Lobby – Penthouse)          One (1) parking shuttle elevator separately serving:          Floors P4 – Lobby [ Garage shuttle ]</p>
<b>Elevator Capacity</b>	Elev #1,2, 4-6 = 3,500 lbs
<b>Elevator Speed</b>	<p>Elev # 1-6 = 400 FPM (ft. per minute), depending on bank          Elev # 7 = 150 FPM (Garage Shuttle)</p>
<b>SERVICE ELEVATORS</b>	YES
<b>Number of Elevators</b>	1
<b>Elevator Capacity</b>	.Elev #3 freight = 4,000 lbs
<b>Elevator Size</b>	80 in. long, 64 in. wide, 104 in. high
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• Fitness Center, Virtual Concierge, Roof Top Terrace seating, weekly exercise classes, On site parking, 24/7 Security staff; fiber Optic services; On site management team; parking attendants; Kastle card access system through out building, High rise Fire Alarm system.</li> </ul>