

# Specifications and Floorplans

CORPORATE COMMONS ONE



**CORPORATE  
COMMONS**

**ONE**

THE NICOTRA GROUP PROPERTIES

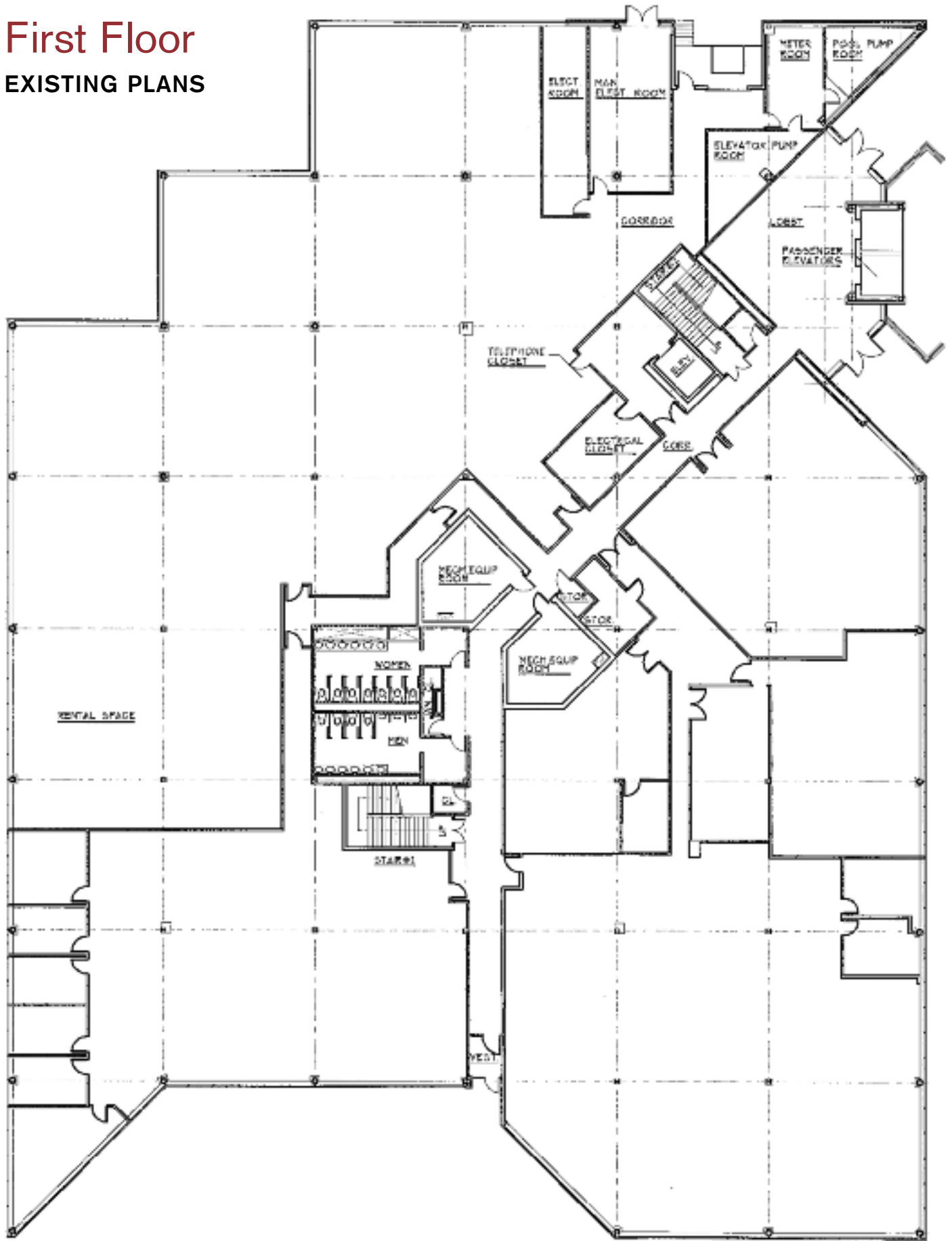
# Building Specifications

## CORPORATE COMMONS ONE

<b>Floor Area</b>	<ul style="list-style-type: none"><li>• Entire 3rd — 37,300 RSF</li><li>• Entire 2nd — 37,300 RSF</li><li>• Entire 1st — 37,300 RSF</li></ul>	<b>HVAC</b>	<ul style="list-style-type: none"><li>• Variable volume system with an economizer cycle and perimeter hot water baseboard heat (can be easily supplemented for additional capacity needs)</li></ul>
<b>Floor Loads</b>	<ul style="list-style-type: none"><li>• 125 lbs/sf</li></ul>	<b>Loading Bay</b>	<ul style="list-style-type: none"><li>• 30' x 30'</li></ul>
<b>Electrical</b>	<ul style="list-style-type: none"><li>• Lowest rates in the region, with 20 watts per square foot of capacity</li></ul>	<b>Special Equipment Available</b>	<ul style="list-style-type: none"><li>• 1,000KW/1,250KVA Caterpillar generator</li><li>• 2,000 amp circuit breaker</li><li>• 500 KVA Teledyne UPS System</li><li>• GNB batteries (180 Cells)</li></ul>
<b>Ceiling</b>	<ul style="list-style-type: none"><li>• 16-foot slab-to-slab construction permits up to 24-inch raised computer floors with 9- to 10-foot ceiling heights</li></ul>	<b>Security</b>	<ul style="list-style-type: none"><li>• Extensive security infrastructure in place</li><li>• Card-access building security system</li></ul>
<b>Elevators</b>	<ul style="list-style-type: none"><li>• Glass-backed elevators enclosed in glass shafts</li><li>• Freight elevator with 8,000-pound capacity and loading dock</li></ul>	<b>Parking</b>	<ul style="list-style-type: none"><li>• Ample on-site parking</li></ul>
<b>Exterior Façade</b>	<ul style="list-style-type: none"><li>• Pre-cast concrete with continuous ribbon windows of energy-efficient solar glass</li></ul>		



**First Floor**  
**EXISTING PLANS**



**CORPORATE  
COMMONS**

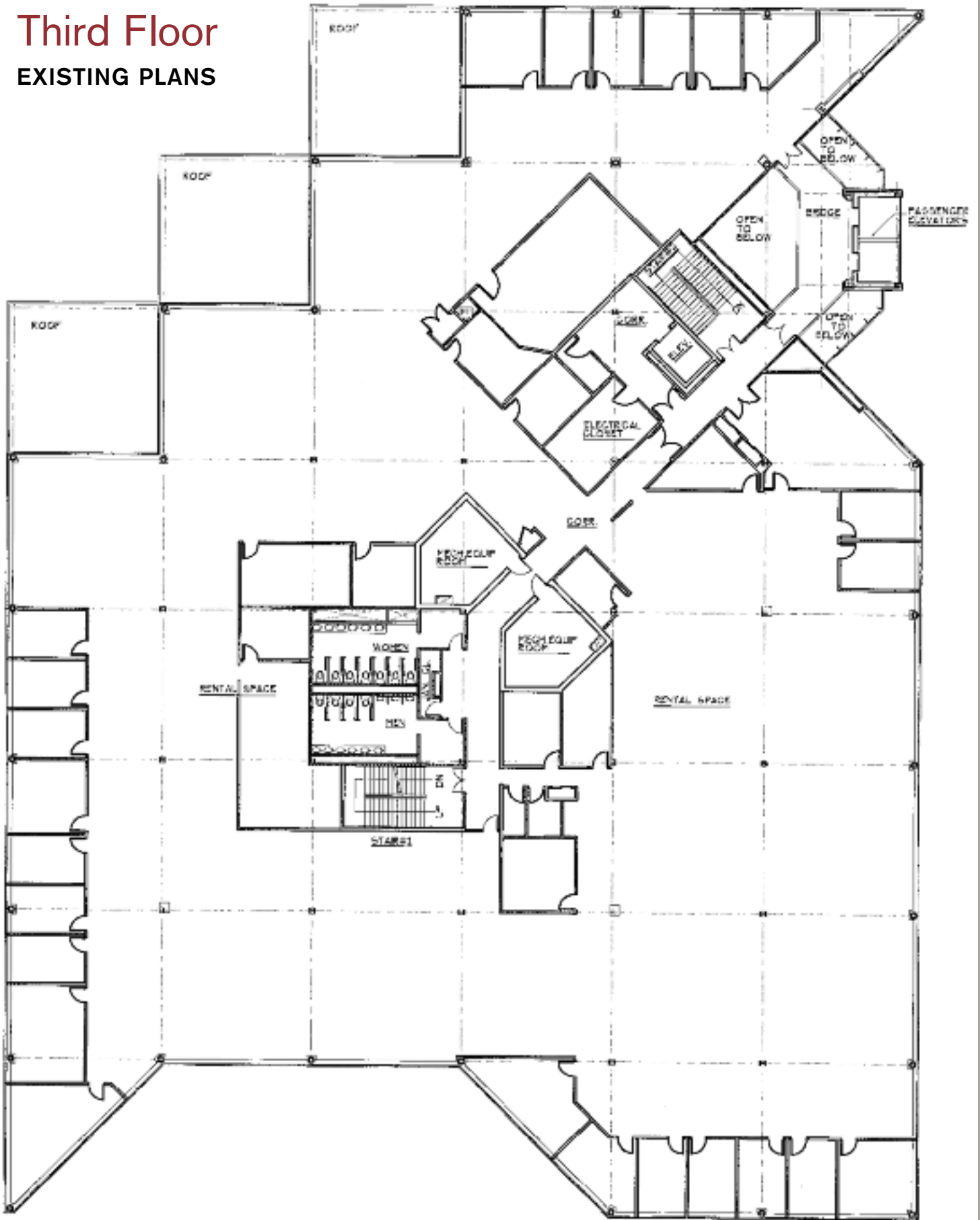
**ONE**





# Third Floor

EXISTING PLANS



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