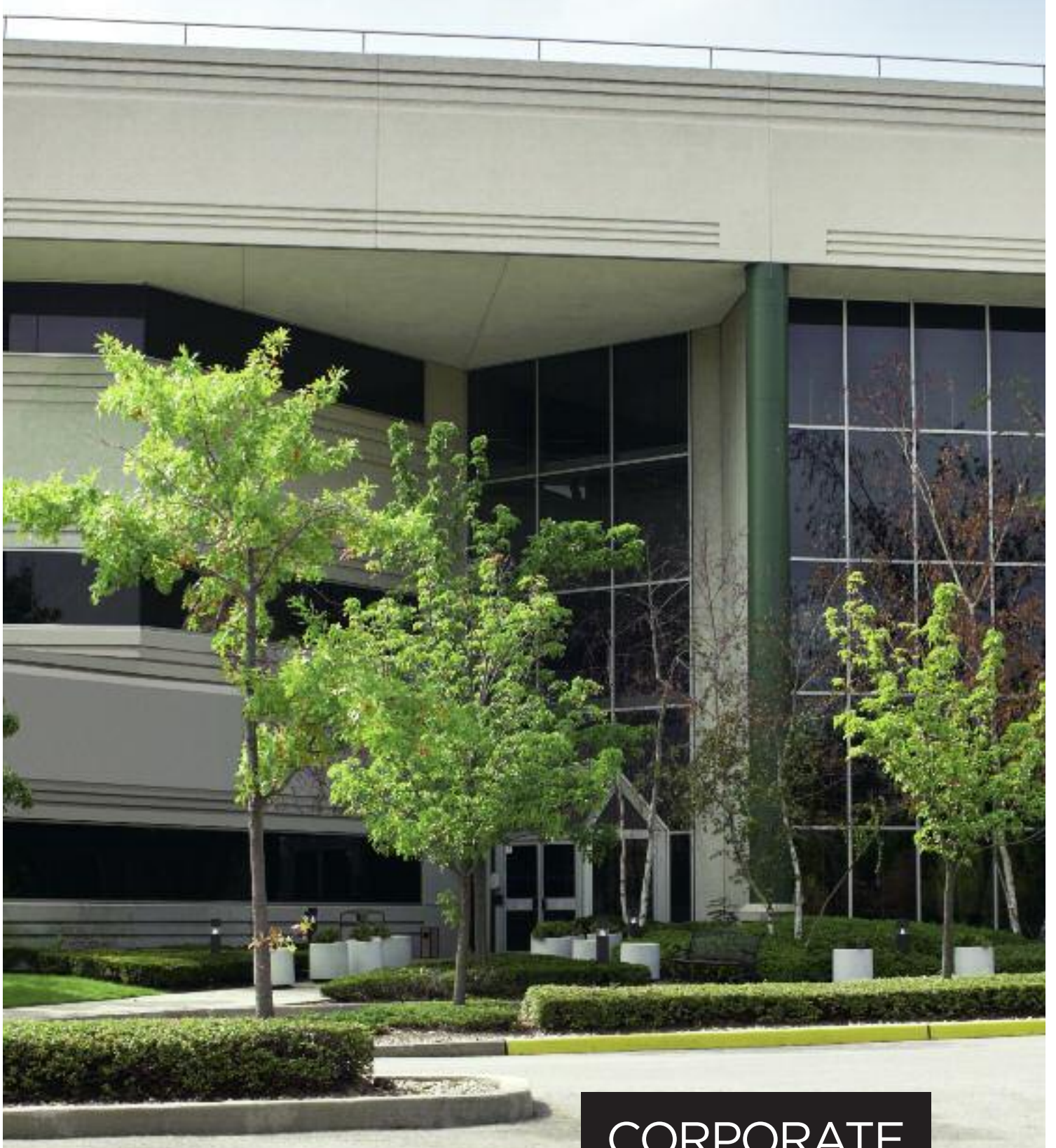


Specifications and Floorplans

CORPORATE COMMONS TWO



CORPORATE
COMMONS

TWO

THE NICOTRA GROUP PROPERTIES

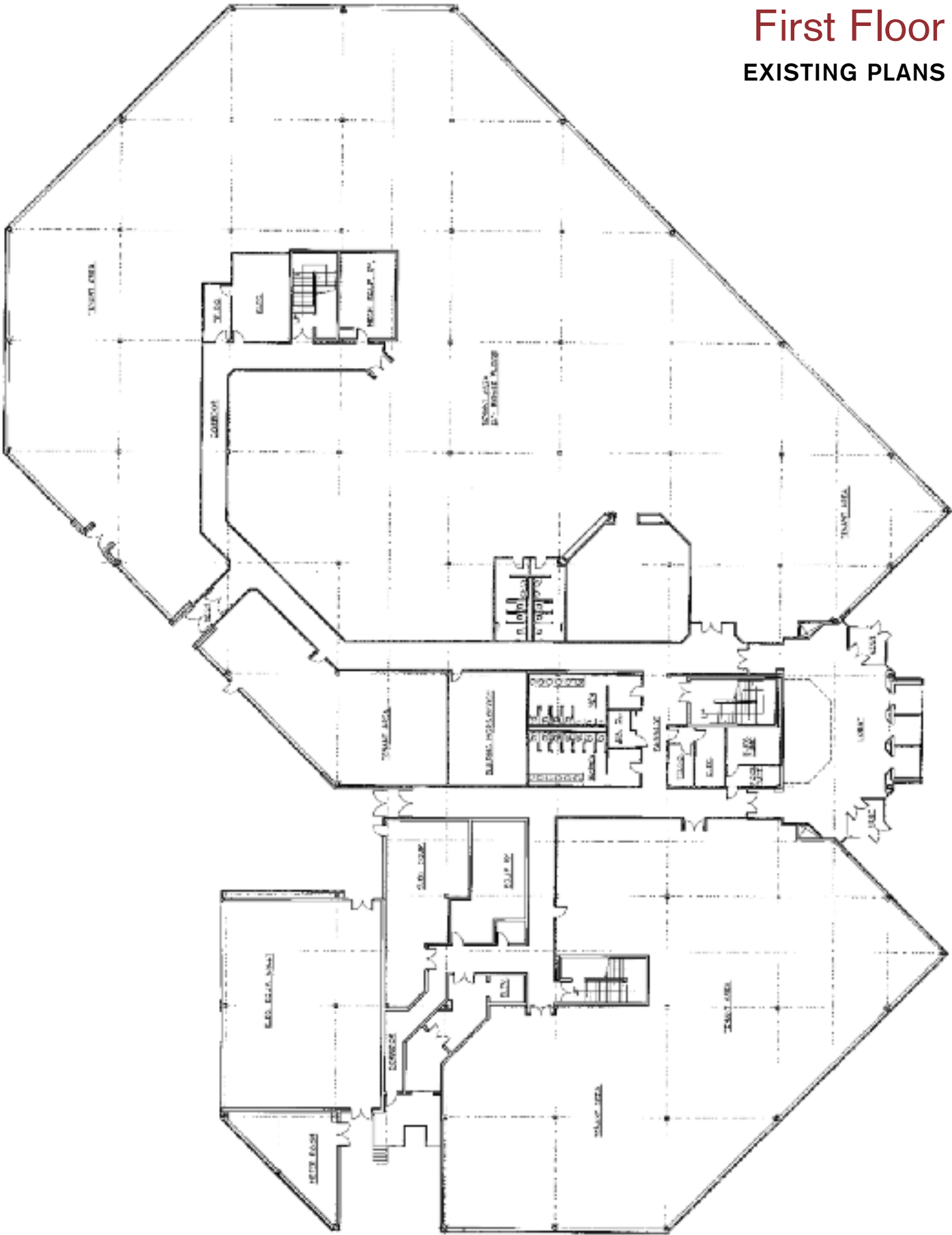
Building Specifications

CORPORATE COMMONS TWO

| | | | |
|------------------------|---|------------------------------------|--|
| Floor Area | <ul style="list-style-type: none">• Entire 3rd — 58,000 RSF• Entire 2nd — 58,000 RSF• Entire 1st — 58,000 RSF | HVAC | <ul style="list-style-type: none">• Variable volume system with an economizer cycle and perimeter hot water baseboard heat (can be easily supplemented for additional capacity needs) |
| Floor Loads | <ul style="list-style-type: none">• 125 lbs/sf | Loading Bay | <ul style="list-style-type: none">• 30' x 30' |
| Electrical | <ul style="list-style-type: none">• Lowest rates in the region, with 20 watts per square foot of capacity | Special Equipment Available | <ul style="list-style-type: none">• 1,000KW/1,250KVA Caterpillar generator• 2,000 amp circuit breaker• 500 KVA Teledyne UPS System• GNB batteries (180 Cells) |
| Ceiling | <ul style="list-style-type: none">• 16-foot slab-to-slab construction permits up to 24-inch raised computer floors with 9- to 10-foot ceiling heights | Security | <ul style="list-style-type: none">• Extensive security infrastructure in place• Card-access building security system |
| Elevators | <ul style="list-style-type: none">• Glass-backed elevators enclosed in glass shafts• Freight elevator with 8,000-pound capacity and loading dock | Parking | <ul style="list-style-type: none">• Ample on-site parking |
| Exterior Façade | <ul style="list-style-type: none">• Pre-cast concrete with continuous ribbon windows of energy-efficient solar glass | | |

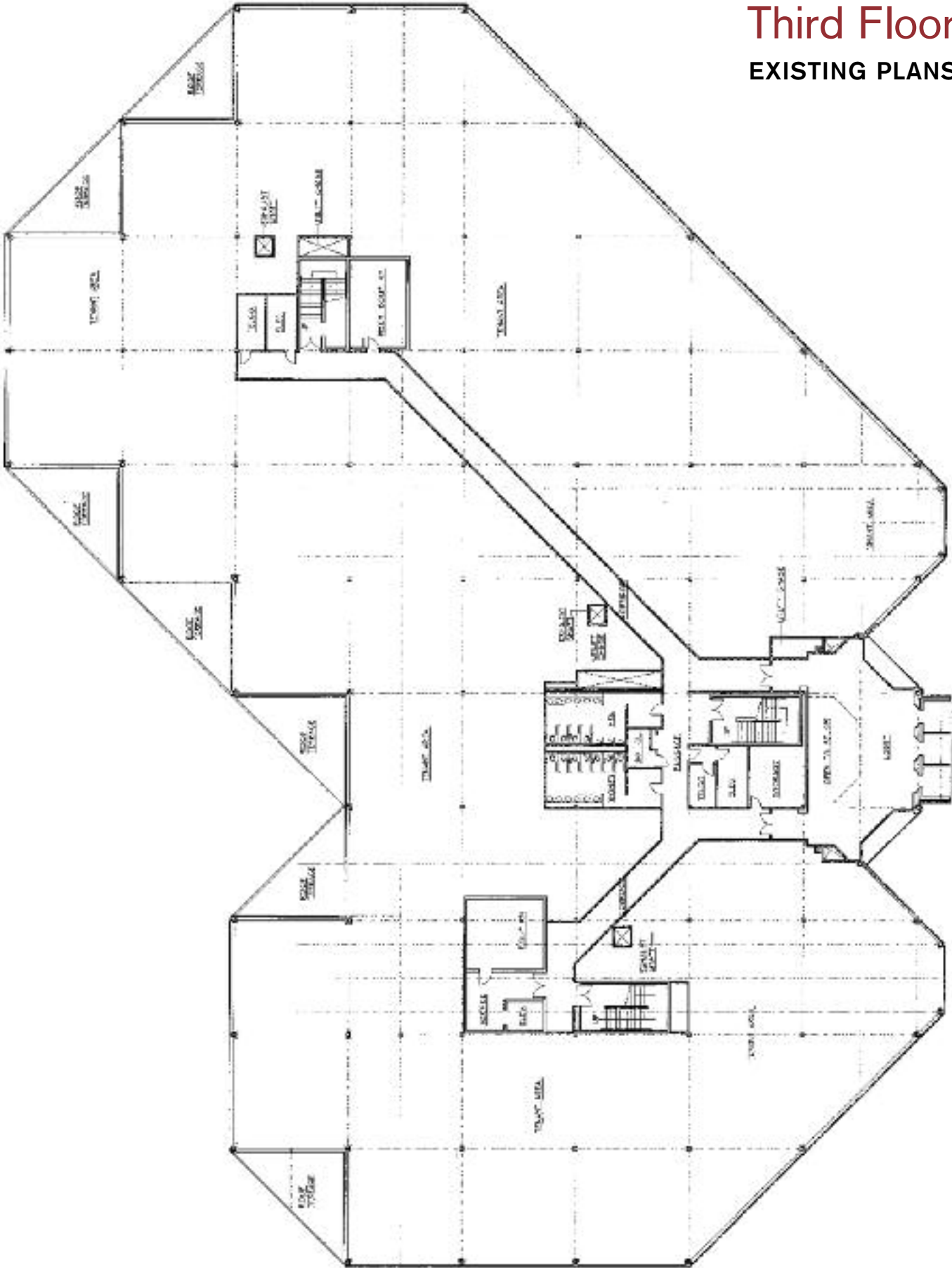


First Floor
EXISTING PLANS



Third Floor

EXISTING PLANS



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