

PHASE I

TECH SPECS



BUILDING SIZE	125,000 RSF
FLOOR PLATE SIZE	Approximately 35,000 SF
PARKING	84 parking spaces
SUSTAINABILITY/ AMENITIES	LEED Silver Electrical car charging station Secured indoor bike storage
STRUCTURAL	125-150 lbs per square foot
CEILING HEIGHTS	18' on first floor, 15' on floors 2-4
FACADE	Glazed curtainwall and precast combination
ELEVATORS	Two (2) 4-stop passenger elevators One (1) 5-stop freight elevator
HVAC	Custom air handling units with energy recovery 2 CFM per square foot in lab space designed for 60% Lab Allocation High efficiency heating and cooling systems Shaft space for tenant expansion and exhaust risers
BACKUP & EMERGENCY POWER	5 w/sf Stand-by power on generator for tenant use
ELECTRICAL	4,000 amp service, 25 watt/sf capacity
PLUMBING	Tenant pH neutralization systems Natural gas service available Plumbing risers available for tenant use
TELECOM/TECH	Multiple suppliers, fiber ready
ACCESS	Private shuttle to South Station
SECURITY	Video surveillance Secure loading dock Lobby security desk