

# Building Specifications

|   |   |
|---|---|
| <b>Square Footage:</b>                  | 23,960 Gross Square Feet  |
| <b>Number of Floors:</b>                | 4 floors in main building, 1 floor in second building   |
| <b>Typical Floor Net Rentable Area:</b> | 5,565 Rentable Square Feet  |
| <b>Typical Building Dimensions:</b>     | 100' x 55' 6"   |
| <b>Floor-to-Floor Height:</b>           | 1 <sup>st</sup> Floor: 10' 0"<br>2 <sup>nd</sup> Floor: 10' 6"<br>3 <sup>rd</sup> Floor: 12' 0"<br>4 <sup>th</sup> Floor: 15' 0" (vaulted)  |
| <b>Windows:</b>                         | Approximately 20 per floor, insulated and thermally broken frames, energy efficient "Low-e" graylight-14 glass, which provides Class "A" system performance and appearance.   |
| <b>Ceiling:</b>                         | 2' 0" x 2' 0" Acoustical tile ceiling grid is suspended at least 8' 0" above the finished floor in common areas. Acoustical suspended ceiling where desired by Tenant, exposed original wood floor joists elsewhere.  |
| <b>Interior Columns:</b>                | 14 Exposed Oak columns per floor, spaced on 12' 6" x 18' 6" centers (approximate)   |
| <b>Exterior:</b>                        | Heavily articulated brick walls, accentuated by original gingerbread detail, copper gutters, coping and accents, main building entrance features copper roofed 2-story entry piece.   |
| <b>Vertical Transportation:</b>         | One (1) Schindler hydraulic passenger elevator with 4,000 lb. capacity and speed of 150 feet per minute. Upgraded cab finishes with high ceilings provide a level of finish consistent with building lobby and common areas. Elevator dimensions are 5' 9" x 7' 4" allowing for ample room to serve gurneys, hospital beds, or moving and freight requirements. Elevator also serves basement storage area. |
| <b>Mechanical (HVAC):</b>               | 4 units per floor, fully tenant controlled via digital thermostats. 4 distinct main zones. Gas supplied, forced-air heat and electrically supplied forced-air cooling.  |
| <b>Electrical:</b>                      | Main building power provided by local utility (Cinergy PSI) via 120/208 volt, 3 phase, 4 wire panels, one main panel per floor. Conduit sleeves are in each floor's utility room to accommodate additional telecom cabling.   |
| <b>Lighting:</b>                        | Tenant spaces will be built-to-suit and lighting will be determined by tenant. Lighting throughout the building will be designed to provide superb workspace light levels while highlighting the building's unique architecture.  |
| <b>Fire Sprinkler:</b>                  | Building is fully sprinkled with a dry system. Main riser is in basement and is monitored continuously and physically checked weekly. Sprinkler heads are exposed chrome pendants spaced per building code. Additional heads necessitated by tenant's plan will be part of tenant improvement cost.   |
| <b>Conference Room:</b>                 | The 300 offers tenants the use of a conference room free of charge. The conference room is located in the leasing office in Suite 102 and is available during normal business hours.  |
| <b>Storage:</b>                         | Tenants may use storage space available in the building's basement for additional cost. The building's basement is conditioned and humidity controlled, well lit, and accessible via stairs and the elevator. It is ideal for documents, furniture, or overflow storage.  |

