

NATIONAL GATEWAY I & II

BUILDING SPECS

Building

Owner/Developer: The Meridian Group

Architect: Davis Carter Scott, LTD

Leasing: Jones Lang LaSalle

Building Specs

Building A, 3500 S. Clark Street:

Total Rentable Square Footage: 217,527 SF

Office: 187,946 SF

Retail: 29,581 SF

Number of floors: 9

Typical floor plate: 23,576 SF

Column Spacing: 28'-0"

Ceiling Height Finished: 9'-0"

Ceiling Height Slab to Slab: 12'-5"

Building B, 3550 S. Clark Street:

Total Rentable Square Footage: 221,939 SF

Office: 180,093 SF

Retail: 41,846 SF

Number of Floors: 9

Typical Floor Plate: 22,642 SF

Column Spacing: 28'-0"

Ceiling Height Finished: 9'-0"

Ceiling Height Slab to Slab: 12'-5"

Core Factor

	I	II
Typical Full Floor:	9.91%	10.01%
Typical Multi-Tenant Floor:	14.10%	14.41%

Elevators

Each Office tower includes the following elevators that service all floors, including parking levels:

- 3 passenger elevators and 1 service elevator.
- 4,000 lb. capacity.

HVAC

The base building central refrigeration systems consists of 2 centrifugal type chillers, associated chilled and condenser water pumps and 2 induced draft cooling towers. An additional single cell cooling tower will serve retail units and other 24 hour cooling requirements.

The Base Building will provide on each tenant floor a chilled water AC unit, medium pressure ductwork and zone fan powered VAV boxes with electric heat.

System Type: 24 hour chilled water system.

Controls: Direct Digital Controls (DDC) are integrated into the Building Maintenance System (BMS). It can accommodate up to 60 individual controls per floor.

Operating Capacity: Each building has a 350 ton Capacity for floors 2-9 and Retail has a 150 ton capacity.

Fresh Air: Outside air capacity is 3500 CFM per floor of fresh air.

Electrical

Tenant Distribution: Power at the rate of 4.5 watts/SF at 120/208V is available on the tenant floors, and 2.0 watts/SF at 277/480 is available for lighting on the tenant floor.

Parking

Ratio: 1.46 per 1,000 SF

Parking is provided in the underground 3 level garage. All elevators serve all parking levels. Parking controls are provided by the base building.

- 672 spaces on 3 levels.

Access Control

A perimeter and elevator key card access control system.

Loading Dock

3,000 SF and can accommodate 2-19 wheel trucks with direct access to the maintenance elevator.

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