

Netp@rk™ .tampabay Building Description

General Description: • Two-story, 956,107 square foot office building located at: 5701 East Hillsborough Avenue Tampa, Florida 33610

Amenities:

- Daycare Center for 300 children, infants to twelve (12) years old
- Corporate Dining Facility with seating for 500 persons, including full-service commercial kitchen & banquet space
- Conference Center with fully equipped teleconference meeting room and 204 seat auditorium
- Health & Fitness Center

Security:

- 24 hour, 7 days per week secured building
- After-hours card reader access at main building entries
- Security suite with fifty (50) site & building cameras & fourteen (14) monitors to view exterior & interior

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- Technology/
Telecommunications:**
- Netpark service providers include: Verizon, Time Warner, Brighthouse, Level 3 Communications.
 - Redundant electric power from two separate sub-stations
 - Fully monitored central energy management system
 - Lightning protection system
 - Full compliance with Florida Energy Code, National Fire Protection Association, Americans with Disabilities Act & applicable codes
 - **Verizon SmartPark Advanced Telecommunications Services**
 - ◇ 100% Digital Switching
 - ◇ Copper Feeds to all Demarcation Telephone Rooms
 - ◇ Fiber Optic Transmission Backbone
 - **Redundant fiber feed cable**
 - **SONET capable**
 - **Diverse Central Office capable**
 - ◇ All Advanced Network Telecommunications Services Available
 - **Frame Relay (56 kbps to DS3)**
 - **ISDN – BRI and PRI**
 - **Dedicated T1 (1.544 mbps) to DS3 (45 mbps) circuits**
 - **ADSL (Asymmetrical Digital Subscriber Line) from 768 kbps to 1.544 mbps**
 - **ATM (Asynchronous Transfer Mode)**
 - ◇ Internet Access, dial-up and dedicated
 - ◇ Local and Long Distance Telephone Services
 - ◇ Voice Messaging
 - ◇ Wireless Services, Voice and Data
 - ◇ Video Conferencing – Full Range of Bandwidths
- Available Usable Areas:**
- Spaces are available to lease from 1,000 sf to 5,000 sf plus. Please see attached lease plans for details.
- Core Factor:**
- 15%
- Site Access:**
- Provided by five (5) entrances: Three (3) on 56th Street & Two (2) on Hillsborough Avenue
 - Split-level building & Tenant access from exterior: Lower level entrances at twelve (12) locations; Upper level entrances at nine (9) locations

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- Parking:**
- Standard spaces 2,450 Compact spaces 2,591 Handicap spaces 103 Total 5,144
 - (6 spaces per 1,000 square feet)
- Exterior:**
- Landscaped with palm trees, oak trees & ornamental shrubs
 - Monumental main entry with special tower features & secondary entries
 - Painted masonry with stucco features at building entries
 - 1-inch insulated, green tinted glass with anodized aluminum frames
- Common Area:**
- Central two-story atrium at 52 feet high with clerestory windows, skylights & light-wells at main entry
 - Secondary two-story atriums at 42 feet high with skylights
 - Balconies, bridges, central stairway & ADA-designated elevator
 - One set of escalators at central atrium
 - Quiet seating areas, gathering spaces, special furnishings & features
 - Common informational signage & kiosks for way-finding
 - Recessed Tenant entries at common “streetscape”
 - Carpet-tile throughout
 - Round, fiberglass-reinforced gypsum column covers
 - Drywall reveals at common “streetscape” with special paint & stucco features at atriums
 - Structure, underside of roof deck & ductwork/systems painted white at upper level ceilings for exposed, high-tech finished appearance
 - 2' X 2' Tegular acoustical ceiling tile with gypsum board soffits at lower level ceilings
- Restrooms/Vending:**
- Six (6) sets of public Men & Women’s toilet rooms with ceramic tile & Karadon solid-surface counters
 - Electronic motion sensors to control lighting during non-peak hours for energy efficiency
 - Break rooms with vending machines

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Fire Protection:

- Fully sprinklered Common Area and Tenant spaces in multiple zones
- Quick-response fire sprinkler heads throughout with semi-recessed heads at acoustical ceiling tile ceilings
- Smoke detectors in all air-handling units at supply & return ducts
- One (1) hour fire rating at structural steel columns & beams at lower level for required Tenant separation
- Complete fire extinguisher coverage with recessed cabinets

Mechanical:

- Smoke evacuation system within Common Area with emergency supply & exhaust fans at three (3) separate zones
- Main building packaged roof-top A/C units
- Automated central energy management system to monitor & control Common Area A/C systems, Tenant space temperatures & A/C unit status alarms, equipment run-time & maintenance reports
- Packaged roof-top A/C units to serve upper level Tenants
- Split-system A/C units to serve lower level Tenants
- Ability to provide chilled water variable-air-volume (VAV) A/C systems based on larger Tenant requirements
- Individual Tenant capability to locally control space temperature

Fire Alarm System:

- Full-coverage, ADA compliant Notifier fire alarm system with digital controls connected to fire sprinklers, duct smoke detectors, voice evacuation audio/visual devices & manual pull stations
- 24-hour duration battery back-up capacity through emergency

Generator:

- Emergency generator with 24-hour continuous back-up power for smoke evacuation system, fire alarm system & emergency lighting

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Electrical:

- Main service consists of two (2) separate utility company feeders from separate substations, tied together by automatic throw-over switchgear for redundant electrical service
- Individual utility company transformers with 277/480 volts and/or 120/208 volts, 3-phase for metered service to Tenant spaces
- Individual panelboards & one-to-one isolation transformers rated for non-linear loads for 120 volt plug load capacity in Tenant spaces
- Roof-mounted lightning protection system with air-terminals at roof structure & mechanical equipment, including down conductors to ground rods
- High intensity discharge (HID) parking lot light fixtures clustered on 36 feet high poles
- HID & fluorescent light fixtures at Common Area with minimum lighting level of 10 foot candles
- Emergency & egress lighting backed-up by emergency generator
- Fully complies with NFPA & Florida Energy Code

Factory Mutual:

- All construction practices are required to meet factory mutual standards

netp@rk™ .tampabay - Tenant Standards:

Tenant Doors

- 7'-0" high storefront entry doors tempered glass with anodized aluminum frames
- 7'-0" high interior wood doors, white birch

Tenant Windows:

- 5'-0" X 7'-0" tempered glass with anodized aluminum frames (internal only)

Tenant Hardware:

- Brushed chrome (US16D finish) lever-handles, Sargent 6500-Line locks & passage sets at interior
- Brushed chrome (US26D finish) lever-handles, Sargent 10-Line bored locks at secondary exit doors

Tenant Floor Load:

- Typical floor designed for 90 lb. per square foot live load (including partitions)

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Tenant Ceilings:

- 2' X 4' acoustical ceiling tile, Armstrong "Second-Look"
- 10'-0" typical ceiling height (with 12'-0" high potential)

Tenant Lighting:

- 2' X 4', 3-lamp F32/T8 fluorescent with energy-saving electronic ballast, parabolic 18-cell lay-in ceiling light fixtures
- One (1) light fixture per 80 useable square feet