

520

NEWPORT
CENTER



BUILDING SPECIFICATIONS

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- 21 stories offering +/-326,000 sq. ft.
- LEED® Gold Certified and Energy Star Labeled property
- Typical Floor Plate: +/- 17,675 sq. ft.
- Dimensions: 152' (length) x 122' (width) x 315' (height)
- Steel frame with 30-foot perimeter bays and open 15-foot cantilevered corners
- Floor/Ceiling Heights:
 - Lobby: 28'-2" Finished Ceiling
 - Ground: 14'-5" (10'-1^{3/4}" Finished Ceiling)
 - Second: 19'-6" (13'-9" Finished Ceiling)
 - Typical: 14'-5" (10'-0" Finished Ceiling)
 - Penthouse: 16'-0^{1/2}" (11'-0" Finished Ceiling)

BUILDING EXTERIOR:

- Clad in timeless Roman Classico Travertine (fabricated in Italy)
- Painted aluminum window system with highly efficient floor-to-ceiling Starphire low iron glass with Viracon glazing – double paned for energy efficiency and noise reduction – and with a low-emission coating
- 5'-0" wide window/planning module
- Entrance Doors: 4' x 10' high glass balanced doors stainless steel finished trim with full-height door pulls

TOWER & WEST PARKING STRUCTURE PLAZA:

- Outdoor workspace with plush soft seating, shade structures and complimentary WiFi
- Tranquil rectangular reflecting water feature
- Kinetic sculpture by artist George Rickey
- Intaglio sculptured concrete panels by artist Tom Van Sant

PARKING STRUCTURES:

- West Structure: 5-level parking structure – includes one level of subterranean parking – offering 1,128 stalls
- East Structure: 4-level parking structure offering 696 stalls
- Surface Lots: 87 stalls
- Each garage is provided with two (2) points of vehicular entry and exit with a gated access control system; monitored by security cameras
- EV charging stations
- West Structure Features:
 - Covered bicycle storage area with wall-mounted and floor-mounted racks
 - Private restrooms, showers and lockers

CUSTOMER CONVENIENCES:

- 520 Marketplace offers a gourmet, curated collection of barista-served Kéan Coffee, fresh culinary pastries, artisan snacks and more
- The contemporary, technologically-equipped Conference Center accommodates up to 77 people for on-site meetings and trainings

MAIN LOBBY:

- Finished Lobby Height: 28'-2"
- Honed and filled dark Turkish travertine flooring
- Full height honed Italian Classico travertine walls
- Acoustic plaster ceiling field with recessed light fixtures
- Electronic touchscreen building directory system in travertine pylon
- Lobby Concierge

VERTICAL TRANSPORTATION:

- Satin stainless steel elevator doors and frames with interior glass panels, stainless steel trim and honed, filled dark Turkish travertine flooring
- Six (6) 1,000' per minute Gearless Traction passenger elevators equipped with Destination Dispatch interface and software
- One (1), 700' per minute Gearless Traction service elevator

CUSTOMER SPACES:

- Perimeter and core walls taped, sanded and painted
- Finished concrete flooring
- Window Coverings:
 - Ground and Second Floors: Motorized Mecho shades
 - Typical and Penthouse Floors: Manually operated roller shade window coverings

HVAC SYSTEMS:

- Air conditioning is provided by factory furnished air handling units, one per floor; located on levels 3 through 21
- Two (2) water-cooled chillers and their associated pumps, located in a Chiller Room at the Penthouse Level provide chilled water to the air handling units and four-pipe fan coil units
- Direct digital control (DDC) Energy Management System controls all mechanical equipment down to tenant variable air volume terminals
- Dedicated closed-loop condenser water system for customer's supplemental 24/7 cooling requirements
- After-hours HVAC tenant activation via on-line system

STRUCTURAL SYSTEMS:

- 8"-thick concrete slab over metal deck
- Typical floors designed to accommodate 100 PSF load

PLUMBING:

- Sustainable design reduces water usage of plumbing fixtures by 40%
- Domestic hot and cold water systems, sanitary sewer systems, drainage systems and connections to plumbing fixtures and other equipment

BUILDING SERVICE FACILITIES:

- Dedicated receiving area for direct access to service elevator
- Central mail facility featuring front loading keyed mailbox units and mail drop-off area
- Storage facility on every floor

FIRE PROTECTION SYSTEMS:

- Hydraulically calculated combined automatic fire sprinkler and standpipe systems
- Fully recessed heads with flush concealed caps at ground floor lobby, elevator lobbies, exterior soffits and restrooms
- Life Safety Fire Alarm System with Fire Department central control station on the ground floor level

ELECTRICAL SYSTEMS:

- Two (2) 4000 amp, 277/480 volt, 3 phase, 4 wire electrical services, which provides for a minimum capacity of 9 watts per square foot for customer lighting and power
 - One (1) serves base building loads and the mechanical systems associated with the base building and office tenant floors
 - One (1) serves tenant lighting and receptacles for each floor
- Infrastructure in place to add a limited size stand-by generator to be provided by the customer during the tenant improvement phase: 1750 kilowatt, 277/480 volt, 3 phase, 4 wire, 60 hertz
- Extensive communication infrastructure
- Building perimeter and individual floor access control system is provided and will include:
 - Proximity card reader at the main lobby and service entrances
 - Proximity card reader at each elevator cab
 - Stairwell doors have electrified locks
 - Rough-in for future customer access provided at each stairwell door
- Emergency generator to power Life Safety systems

ARCHITECT:

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