

Echelon Pointe
970 Lake Carillon Drive
St. Petersburg, Florida

Technical Overview

BUILDING NAME AND LOCATION	Echelon Pointe 970 Lake Carillon Drive St. Petersburg, Florida 33716
LISTING AGENT	Michael Talmadge (727) 214-4650 Echelon Real Estate Services, LLC mtalmadge@echelonre.com
BUILDING INFORMATION	
Estimated Completion date	November 2007
Number of floors in building	5
Total building Rentable SF (BOMA definition)	125,000 (approximately)
Total building Usable SF (BOMA definition)	119,850 (approximately)
Usable SF per floor (BOMA definition)	25,000 (approximately)
Common area factor	1.05 Single Tenant Floor 1.15 Multi-Tenant Floor
Ceiling height (finished)	10 feet
Height of slab to bottom of lowest structure element	3.5" Concrete/Structural Beam Varies Level 1 = 13' 9" Level 2 = 11' 9" Level 3 = 11' 9" Level 4 = 11' 9" Level 5 = 11' 0"
Parking ratio (spaces/RSF)	4 to 1,000 using ULI shared parking
Exterior signing/signage rights	Yes, as approved per Code/CPOA/Owner



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ELECTRICAL SPECIFICATIONS

Watts/RSF available for lighting (277v)	3.5w/sf
Watts/RSF available for all other usage (120v)	6w/sf
Total Building Service (Amps)	Total: 3,200A Main #1: 2,000A General Service Main #2: 1,200A RTUs and Elevators
Type of Service	Main #1: 277/480v 3-phase/4-wire Main #2: 480v 3-phase/3-wire
“Clean” power source available?	Yes
Emergency lighting	Battery Ballasts in Parking Deck Generator Emergency Lights in Building

VOICE & DATA

Service to building	Verizon
Risers	Six (6)
Fiber optics available?	Yes

HVAC

Describe HVAC System	
Type	10 Roof Top Units
Manufacturer	York or Equal
Capacity	300 tons
Outside Air	20 CFM per person @ 147 SF per person
Cooling System capable of maintaining a maximum of 78°F with outdoor temperature of 95°F?	Yes
Ventilation System capable of providing minimum make up fresh air of 20%?	Yes



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Capable of providing rest room ventilation - 10 air changes per hour?	Yes
Supplemental (Spot) cooling	No
Number of Zones	100 Zone DDC Control System

PLUMBING

Nominal pressure of domestic hot and cold water at lavatories (PSI)	35 PSI (includes Domestic Water Booster pump)
Per code, the rest rooms can accommodate on each floor	Men's: 1 HC, 1 Standard, 2 Urinals Women': 1 HC, 3 Standard

ELEVATORS AND DOCKS

Passenger elevators	3 Passenger: 3,500 lb. cap. @ 350 FPM 1 Passenger/Freight: 3,500 lb. cap. @ 350 FPM <i>All Elevators Traction Elevators</i>
Floors served per bank	5

STRUCTURAL

Design live load capacity:	80 lbs./SF for office
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LIFE SAFETY

Fire Towers/Stairs

Number of rated enclosures	2
Number of towers that lead directly to the exterior or through rated areas directly to the exterior	1 (Southern Stair also has roof access)

Sprinklers

Building Sprinkler	Light Hazard based on NFPA 13 & 24
Are Fire Dept. connections provided?	Yes



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Is a Fire Pump included? Yes

Hydrant Protection and Water Supply

Two fire hydrants within 500 feet of property? Yes

Do they each supply a minimum of 1,000 gallons per minute and pressure of at least 40lbs. per sq. inch? Yes

Alarms

Automatic Fire/Smoke detection Provided? Yes
At core? Yes
Throughout? Yes

Are connection points for tie into the building System? Yes

Are manual pull stations provided at all exit routes? Yes

Manual pull stations alarmed? Local (Yes)
Remote (Yes)



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