

I-405 Corporate Center www.i405corporatecenter.com

Fact Sheet

Renovation Completion Date:	December 1, 2006
Building Size:	68,569 RSF
Number of Floor:	Five Floors
Load Factor:	Approximately 16 - 17% multi-tenant Approximately 10% full floor user
Parking:	Approximately 4 stalls per 1,000 USF, with one level of covered executive parking with direct elevator access to each floor.
Construction:	Steel and concrete
HVAC System:	The buildings central HVAC system utilizes two (2) roof top 106 ton capacity air cooled direct expansion condenser units. Each condenser unit incorporates 3 (three) separate reciprocating compressors with staging. These supply refrigerant to 2 (two) evaporator coils and a supply fan located on the roof. An economizer and mixed air plenum enable control of supply air temperature without the need for mechanical cooling on cooler days. A vertical supply/return airshaft feeds terminal VAV boxes on each floor. The perimeter boxes utilize electrical reheat. The system provides approximately 16 zones per floor and is controlled through a Staefa Talon DDC system with the front-end computer located in the building.
Electrical:	2000 amps, 277/480 volt, 3-phase total building power supply
Technology:	Fiber ready (Qwest/Multiple Providers), Backup Generator Pad Available
Elevators:	Two (2) traction elevators with direct access to the parking level from all five floors of the building.
Security/Life-Safety	Card key access for after hour entry with ability to secure elevators for controlled access to individual floors. Building is fully fire sprinklered.
Signage:	Exterior Building and a monument signage located at the entrance to the property on 116 th Ave SE are available.
Owner / Developer:	Main Street Equity Partners
Project Manager:	EGIS Real Estate Services, LLC www.egisrealestate.com
Architect:	Burgess Design Inc. www.burgessdesign.net
General Contractor:	Unimark Construction Group www.unimarkcg.com
Brokerage Firm:	GVA Kidder Mathews www.gvakm.com