

CenterPointe

AT BRIDGEWATER

CenterPointe II - 1160 Route 22 East, Bridgewater, New Jersey

GENERAL INFORMATION

- Acres
 - Building: 5.06 Acres
 - Site: 20.78 Acres
- Year Built
 - 1999
- Number of Floors
 - Three
- Rentable Square Feet
 - 85,999 SF – Total
- Parking Provisions
 - 4 surface parking spaces per 1,000 SF of leased area
- Park Amenities
 - On-site management, food service, conference center and fitness facilities with showers
 - Convenient access to Interstates 287, 78 and Routes 202 and 206
- Building Hours
 - Monday – Friday: 8am – 6pm
 - Exclusive of legal holidays
- Security System
 - Card Access 24 hours per day, 7 days per week
- Irrigation System
 - Site fully irrigated

CONSTRUCTION

- Structural System
 - Structural steel with Precast Panels and Brick finish
- Floors
 - Metal decking with Concrete Slab
- Roof
 - Built-up 4 ply roof system
- Window Mullion Spacing
 - 5'
- Column Configuration
 - Rectangular & box grid
- Typical Column Space
 - 30' x 25'
- Maximum Finished Ceiling Ht.
 - 9'

STAIRWAYS/LOADING AREAS

- Number of Fire Stairs
 - 2 Stairwells
- Loading Area
 - West Entrance

RESTROOMS

- Location
 - 1 Set per Floor
- Number of Fixtures-Ladies
 - 5 Stalls, 6 Sinks
- Number of Fixtures-Men
 - 3 Stalls, 2 Urinals, 3 Sinks

ADA COMPLIANCE

- Parking
 - Handicap parking provided at each entrance.
- Entry Doors/Ramps
 - Entrances are in compliance
- Existing Hardware
 - Common areas are in compliance. All new tenant improvements will be in full compliance.
- Restrooms
 - Restrooms are ADA accessible
- Elevators
 - 2 passenger, (1) 2,500 lb capacity, (1) 3,500 lb capacity
- Fire Alarm System
 - In compliance
- Signage
 - Elevator signage is in compliance

FLOOR LOAD

- Floor Load
 - 100 lbs.

MECHANICAL SYSTEMS

- Cooling
 - Cooling is accomplished by three package air-cooled McQuay roof top units ("RTU"). RTU# 1 (105 tons) supplies the 3rd floor. RTU#2 (90 tons) supplies the second floor and RTU #3 (90 tons) supplies the first floor. The RTU's supply 32,000 CFM high velocity air to VAV boxes. VAV boxes service an approximate 1,200 square foot perimeter zone.
- Heating
 - Heating is provided by a gas fired hot water boiler with two circulating pumps which provide hot water to the radiant heating panels throughout the buildings.
- Distribution
 - Variable air volume system (VAV) supplied by the roof top air handling units. Every floor is serviced by a separate unit with digital controls and automatic economizer cycles for efficiency.
- Temp. Control Method
 - Rooftop units, VAV boxes and hot water radiant heating panels are digitally controlled by Andover building automation system.
- Zones per Floor
 - The zoning control is an average of one VAV box and thermostat per 1,200 SF.
- After Hours HVAC
 - \$75.00 per hour (4 hour minimum)
- Supplemental HVAC
 - To be determined
- Wet Column Locations
 - Interior columns

TELECOMMUNICATIONS

- Telecommunications
 - T1 service provided by Verizon, Fiber service provided by Optimum Lightpath and Broadcable provided by Cablevision Optimum.

ELECTRICAL SYSTEM

- Voltage/Phase Delivery
 - 2,500 amp with ground fault breaker. 480/277, 3 phase, circuit breaker panel boards in riser closets on each floor.
- Lighting Power Watts PSF
 - 277 volt/6-8 watts per square foot.
- Distribution System Desc.
 - Conduit
- Electrical Closets per Flr
 - One

FIRE PROTECTION/LIFE SAFETY

- Sprinkler System Description
 - Fully sprinklered. Hydraulically calibrated wet system in the building.
- Fire Alarm/Detection
 - A supervised Notifier 5000 multi zoned fire alarm system. Audible signal speakers and flashing strobe visual signals are in all common areas and tenant spaces, which connect directly into a 24/7 central station monitoring company. The building is supplied with smoke and heat detectors and sprinkler interface, pull stations, exit signs and smoke evacuation.