

# CenterPointe

AT BRIDGEWATER

## CenterPointe IV - 1140 Route 22 East, Bridgewater, New Jersey

### GENERAL INFORMATION

- Acres
  - Building: 5.7 Acres
  - Site: 20.78 Acres
- Year Built
  - November 2001
- Number of Floors
  - Three
- Rentable Square Feet
  - 96,146 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 40'
- 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 3 package air-cooled McQuay roof top units ("RTU"). RTU#1 (105 tons) supplies the 3<sup>rd</sup> floor. RTU#2 (105 tons) supplies the second floor and RTU# 3 (105 tons) and supplies the 1<sup>st</sup> floor. RTU's are rated for Three-phase service on time clock control. 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 that provides hot water to the radiant heating panels throughout the building.
- Distribution
  - Variable air volume system supplied by 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 Floor
  - One

## FIRE PROTECTION/LIFE SAFETY

- Sprinkler System Description
  - Fully sprinklered. Hydraulically calibrated wet system in the building.
- Fire Alarm/Detection
  - A supervised Simplex 4010 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.