



# SEIZE THE BAY

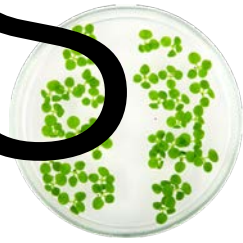
WITH 318,000<sup>SF</sup> LAB SPACE

UNIMPEDED



VIEWS,

AND DIRECT ACCESS TO



THE BAY.





## Building Structure



### Stories

6 Above Grade Levels

### Zoning

MB-RA Mission Bay Redevelopment

### Occupancy

Designed for L Occupancy

### Construction

Type 1

Concrete Frame With Beam & Slab Floor System

### Foundation

Pile Supported Structural Floor Slab

### LEED Certification

LEED Gold Certification of Core & Shell

## Interior Infrastructure

### Column Spacing

30'

### Structural Load

Floor: 100 lbs. PSF

Roof: Live Load of 20 lbs. PSF

### Vibration Criteria

8,000 MIPS

### Finished Ceiling Heights

Lab: Generally +/- 10' at Workbenches

Office: Open to Structure

### Deck to Deck Heights

Ground Floor Lobby: 14'3" - 28'6"

Open Floor Lab Areas: 14'3" (South Tower)

Raised Floor Areas: 12'7" (North Tower)

### Roof Screen Height

18"0" for Enclosed Rooftop Mechanical Penthouse

550  
terry





## Building Systems

### Building Power

Main service switchboard is 8,000 amps

### Allocated Plug Load

Total: 27 W/SF

Lab: 20 W/SF (Includes Standby Power Load)

Office: 6 W/SF

Standby Power: 5 W/SF

Based on 70% Demand Load Factor

### Building Standby Power

Dedicated 2,5000 kW / 3,125 kVa

Fire-Life Safety Standby Power Supplementing Lab Facilities Per City Code

~5 W/SF of Standby Power for the South Tower is Distributed to the Tenant Space via Emergency Busway Riser for Tenant Use

### HVAC

Lab: Single Pass Air; Office: House Air

Infrastructure Capacity: 2.0 CFM Lab, 1 CFM Office

## Storage + Circulation



### Loading Area

Dedicated Loading Docks (2), Recessed & Covered

### Elevators

4 Passenger Elevators  
(Capacity 3,500 lbs.; Speed 350 fpm)

1 Freight Elevator  
(Capacity 5,000 lbs.; Speed 350 fpm)

1 Lab Materials Lift  
(Service Elevator Doubles as Hazmat Lift)

### Chemical Storage

Dedicated Chemical Storage Facilities  
Located Off the Loading Dock

## Tenant Services

### Parking

308 Allocated Parking Spaces  
in Adjacent Garage

10 EV Charging Stations

### Security

24/7 Building Wide Security Network System

Lobby Security Desk with CCTV  
Monitors & Loading Dock Controls

Security Card Reader Access  
Required at Elevator to Tenant Floors

### Tenant Areas

Fully Finished Restrooms

Electrical Closet with Access to Main  
Bus Duct Riser on Every Floor

IDF Riser Closet on Every Floor

Shaft Enclosures for Building System  
& Tenant Specific Risers

Janitor Closet on Every Floor

