

PRE-BUILT

Premises

Third Floor up to 33,873 RSF

Pre-Built: 23,354 RSF

Vacant: 10,518 RSF

Fork & Goode: 11,855 RSF

Delivery Condition

Base Building Specifications

- 13' Slab to Slab, 100 PSI per floor live load
- Separate Lab and Office HVAC 1.25 CFM/SQFT, new system
- Three 2,000 KVA transformers feeding two 3,00 amp service switches delivering Lab Power: 10.5 W/SF, Standby Power 4W/SF, Office Power 4W/SF
- Freight elevator, concourse space for storage/services

Pre-Built Specifications

- Furnished office with modern finishes (Glass Office Fronts, LED Lighting, Collaborative eating/meeting areas)
- Lab suite with movable casework and flexible utility design
- Floor compressed air and vacuum system, DI Water, local pH neutralization
- Two fume hoods (ability to add more at Tenant expense)

