

Detailed Property Fact Sheet

Printed April 28, 2003

Building

Address: 707 Summer Street
Stamford, CT 06901

Cross Street: North Street and Spring Street

Owner: 707 Summer, LLC

Instructions for Showing:

By Appointment
Call Gerard Hallock or George Walker
(203)-324-4844

Space Planner: Perkins Eastman Architects, PC

Building Architect:

Original Construction:
Designed Environments, Inc.
110 Lennox Avenue
Stamford, CT 06906

After ABA Purchase:
Perkins Eastman Architects, PC
Mark vanSummern
422 Summer Street
Stamford, CT 06901
203-327-4141 (T)
203-327-2233 (F)

Mechanical Engineer:

Original Construction:
Sanford O. Hess and Associates
100 Putnam Green
Greenwich, CT 06830

After ABA Purchase:
 Southport Associates
 Michael Fabrizi
 11 Bailey Avenue
 Ridgefield, CT 06877
 203-431-6844 (T)
 203-431-6877 (F)

Site Engineer: Environmental Design Associates, PC
 69 Grove Street
 New Canaan, CT 06840

Attorney: Peter Hewitt, Esquire
 The Ashforth Company

Land Size: 1.3 Acres

Total Project Size: 73,785 sq.ft. # of Buildings: One

<u>Floor</u>	<u>Type of Space</u>	<u>Size of Each Floor</u>
3 rd Floor	General Office	24,595 SF
4 th Floor	General Office	24,595 SF
5 th Floor	General Office	24,595 SF

Loss Factor: 20% Divided Floor 14.5% Full Floor

Age: 1982

Number of Bathrooms: 6 (One Men's and one Women's on each of three floors), includes 1 handicap stall per bathroom.

Men's

<u>Floor</u>	<u>Toilets</u>	<u>Urinals</u>	<u>Sinks</u>	<u>Handicap Stalls (*)</u>
3 rd Floor	3	2	3	1
4 th Floor	3	2	3	1
5 th Floor	3	2	3	1

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Ladies

<u>Floor</u>	<u>Toilets</u>	<u>Sinks</u>	<u>Handicap Stalls (*)</u>
3 rd Floor	4	4	1
4 th Floor	4	4	1
5 th Floor	4	4	1

(*) Count included in number of toilets.

Electric Service:

Current:	2000 Ampere
Voltage:	480/277 Volt
Sub-meter:	
Watt Load:	6.0 Watts/RSF
Emergency Generator:	None (Currently under investigated)

Cable TV Service: None

Satellite TV Service: Available

Fiber Optic Telephone: Available

Sprinklers: Fully Sprinklered with Interior Wet Pipe System
And Garage Dry Pipe System

Elevator(s): Two

<u>Manufacturer</u>	<u>Type (Passenger)</u>	<u>Speed FPM</u>	<u>Capacity</u>	<u>Cab Size L,W,H</u>	<u>Door Opening W,H</u>
Kone.	Passenger	350 FPM	3,500 LB	63" x 79" x 90"	42" x 83"
Kone.	Passenger	350 FPM	3,500 LB	63" x 79" x 109"	42" x 83"

Total Number of Parking Spaces: 218

<u>Type of Space</u>	<u>Covered Garage</u>	<u>On Grade/Open</u>
Standard Size	170	18
Compact Size	TBD	TBD
Handicap	6	3
Visitors	0	20

Heating/Ventilation/Air Conditioning HVAC
Heating System:

Fuel	Water Source Heat Pumps with Natural Gas Boiler
Manufacturer	Friedrich Heat Pumps
Number of units	Core - Four Vertical Type Units per floor (12 total) Perimeter - One console unit in each perimeter office (126 total)
Size of each unit	Core - 4,000 CFM, 115.4 MBH heating each Perimeter – Capacity varies (9160, 11400, 14400 or 17250 BTUH heating each)
Total capacity	TBD
Description	Water source heat pump system with constant volume interior vertical units in central mechanical room and console type units at window wall. Heat pump capacity is supplemented by gas fired boiler located in penthouse mechanical equipment room. System is controlled by CSI Energy Management System.

Cooling System:

Manufacturer	Friedrich
Number of Units	Core - Four Vertical Type Units per floor (12 total) Perimeter - One console unit in each perimeter office (126 total)
Size of each unit	Core - 4,000 CFM, 109.8 MBH cooling each Perimeter – Capacity varies (7200, 8970, 10900 and 14,250 BTUH cooling each)
Total capacity	TBD
Description	Water source heat pump system with constant volume interior vertical units in central mechanical room and console type units at window wall. Heat rejection is by BAC closed loop cooling tower with variable frequency drive located on roof. System is controlled by CSI Energy Management System.

After Hours
HVAC Charge: TBD

Supplemental 24
Hour Loop: Not Available

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Bay Size: Primarily 30'x 30', some 30'x 20' and 30'x 25' depending on location

Floor Load: Parking Garage – 50 PSI design live load
 Office Floors – 80 PSI design live load (to be verified)
 Mechanical Equipment Rooms – 150 PSI design live load
 Roof – 30 PSI design live load

Window Mullion: 5' wide typical

Window Height: 6'-0" **Floor to Sill** 2'-6" **Floor to top of Window** 8'-6"

Loading Docks: None

Ceiling Heights:

<u>Location</u>	<u>Finished Height</u>	<u>Clear Height</u>	<u>Deck to Deck</u>
Office Floors	8'-6"	10'-8"	10'-8"

Type of Roof: Fully ballasted EPDM roof over rigid insulation

Age of Roof: 1982

Work Letter Value: TBD

Super Structure Description: Reinforced concrete columns and reinforced concrete floor slabs with post tensioning cables.

Security: Card Access at Exterior and Garage Lobby Doors and Garage Gates
 Lobby Security/Concierge Service 7:00 AM to 11:00 PM

Date Available For Tenant Construction: Immediate

Amenities: Enclosed parking
Convenient location near Stamford Transportation Center, Stamford
Town Center, theater, banks and restaurants

Utility Companies (Vendor):

Electric	Connecticut Light and Power
Water	Bridgeport Hydraulic
Gas	Yankee Gas
Sewer	Bridgeport Hydraulic
Telephone	SNET

Phase I Study Available: Yes