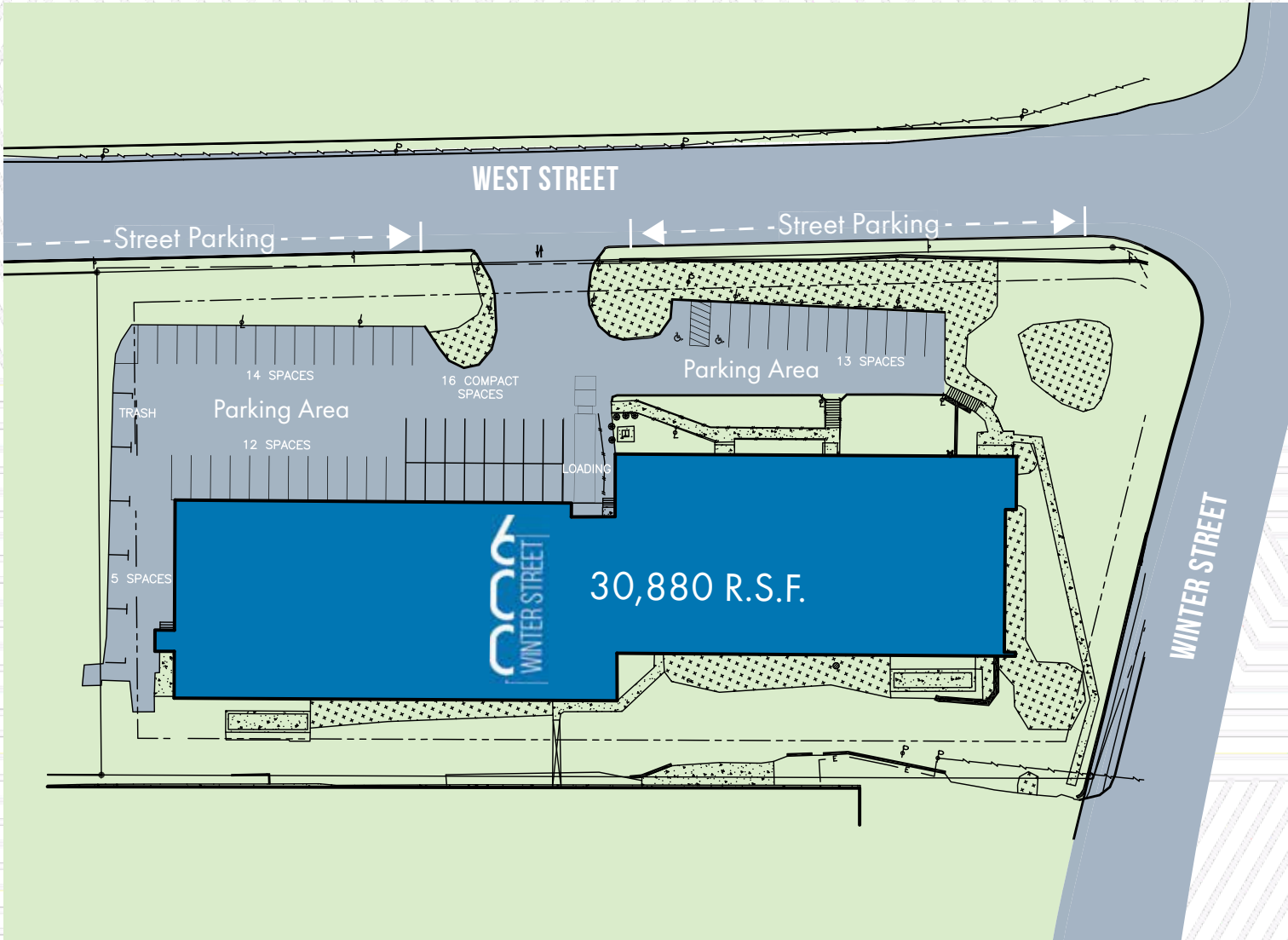


BUILDING SPECIFICATIONS



SITE DESCRIPTION

Year Built:	1963
Renovated:	2021
Municipality:	Waltham, MA
Zoning:	Commercial (C)

STRUCTURE

Structure & Foundation:	Concrete foundation with masonry load-bearing exterior walls.
Exterior Facade:	Brick facade. Wall construction is brick with CMU back up with insulated metal stud wall and GWB interior.
Exterior Windows:	Aluminum storefront system with insulated glass.
Roof:	Fully-adhered EPDM with taped seams and mechanically attached substrate.
Loading:	One (1) loading dock

BUILDING SYSTEMS

Electrical System:	Electrical service is 3000 amp 277/480 volt, three-phase, 4 wire, complete with ground fault protection.
Emergency Power:	One (1), 1000 kW emergency generator set.
HVAC System:	Four (4) York gas-fired rooftop HVAC units or custom HVAC configuration to match tenant's requirements.
Fire/Life Safety:	Fully sprinklered. The fire protection systems are interlocked with the fire alarm systems and are fully monitored.
Gas:	National Grid
Water & Sewer:	City of Waltham