

## Building Size and Leasing Statistics

GROSS AREA:	424,940 square feet (including building and parking garage)			
SQUARE FOOTAGE:	<b>USF</b>	<b>RSF</b>	<b>RSF Available</b>	<b>% Leased</b>
OFFICE	306,725	343,226	20,451	94%
RETAIL	22,541	23,203	8,639	63%
TOTAL:	329,266	366,429	29,090	92%
ONSITE STORAGE:	2,692	2,692	2,249	16%
CONTIGUOUS OFFICE:	20,203 Gross SF and 17,443 USF (net of restrooms and floor common areas)			
CONTIGUOUS RETAIL:	8,639 USF			

## Parking

OFFICE TOWER:	One level of subterranean parking and six levels of above grade parking (levels 2 through 7). The parking levels will accommodate parking for approximately 747 vehicles. Parking is managed by onsite staff (Ampco Parking).
PARKING RATIO:	1 parking stall per 600 USF
SURFACE PARKING:	Surface parking lot available for visitor parking.

## Building Features and Amenities

LOBBY	US Bank Tower features a grand seven-level, open main lobby providing clear vistas to Capitol Mall. The aluminum and glass exterior of the building includes distinctive interior and exterior lighting designed to dramatically highlight the crown of the building and flatter the central business district.
BUILDING RECEPTION – MAIN LOBBY DESK:	U.S. Bank Tower provides a Building Receptionist for those tenants requiring assistance with guest check-in. This added security feature is an automated function via the buildings' automated web-based Visitor check-in protocol (see Touchcom described below). The Building Receptionist will also make lunch or dinner reservations, accept Fitness Center applications and plans all tenant events. The Building Receptionist is located at the Maint Lobby Desk and maintains normal business hours.
SECURITY DIRECTOR – MAIN LOBBY DESK:	U.S. Bank Tower employs a full time Security Director (as opposed to outsourcing to a contractor) to oversee the buildings' security program and protocol. The Security Director is located at the Main Lobby Desk and maintains normal business hours.
BANKING:	U.S. Bank retail location on ground floor including ATM machines.
FITNESS CENTER	On-site Fitness Center located on 9 <sup>th</sup> floor at a monthly rate of \$25.00 per month. Personal trainers are available at an additional cost through Health Habits Studio.

FOOD & BEVERAGE:	Morton's of Chicago is open daily for dinner and accessible on 7 <sup>th</sup> Street. Ambrosia Café opening in late August will be open Monday – Friday from 7 AM to 4 PM. The Café is accessible via the promenade or lobby. Vending machines are located on basement level and contain food and beverage items.
TRANSPORTATION:	RT Light Rail line (7 <sup>th</sup> & Capitol Mall) located directly across the street. Member of Transportation Management Agency.
BICYCLE LOCKERS:	Security Access bicycle lockers located on parking levels of garage.
STORAGE:	Storage space available on site at a rate of \$1.50 per square foot per month.

## Art

EXTERIOR CROWN:	A spectacular lighting display high above the city designed by prominent light artist Michael Hayden. The artwork titled Lumetric River, occupies a 68-foot-high, 150-foot-wide section of the structure's crown. The artwork is comprised of nearly 100,000 tiny LEDs displaying an animated image of flowing blue and green water.
LOBBY:	Michael Hayden continued the water imagery theme with "Rapids" filling the 7-story lobby with a massive 54-foot high LED sculpture simulating roaring rapids.
EXTERIOR ENTRY:	Prominent artist Robert Brady, was commissioned to provide "Tor", located at the main entry of the building.

## Property Management Staff and Automated Systems

PROPERTY MANAGEMENT, ENGINEERING AND SECURITY STAFF:	David S. Taylor Interests, Inc. manages the property <a href="http://www.dtaylorinterests.com">www.dtaylorinterests.com</a> under the direction of Jane Scott, Vice President of Asset Management. The onsite staff includes a Property Manager, Property Administrator, Building Receptionist, Security Director, Chief Engineer and Utility Engineer. David S. Taylor Interests, Inc.'s direct employment of property level staff ensures quality management and 100% focused attention to detail.
TOUCHCOM:	Touchcom is a web-based protocol that allows tenants and management to access the website at anytime and from any location by entering a user I.D. and password. The ASP hosted software drives the building systems, processes and provides real-time interactive communication between property management, tenants and vendors including: Building Security Access (tenant enters / deletes employees); Electronic Directory (automatically uploaded to minimize redundant entry); Photo ID; Visitor Badging; Visitor Notification to Lobby Desk (Building Receptionist and Security Director greet and process tenant's guests and visitors); Digital CCTV; Freight Elevator/Load Dock Reservations; and Work Orders (Tenants enter work order and can track progress + historical registry of all events).
AUTOMATION SYSTEM (BAS):	Computer activated DDC system for control and monitoring of the HVAC system. The BAS is web-based and is accessible by both management and tenants to activate after-hours HVAC requests, monitor/view zone temperatures and fan speed, etc.
VYKON TENANT BILLING SYSTEM:	The web-based software application serves as both a monitoring and an invoice generation tool allowing invoices to be generated for normal, supplemental and after-hours.

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## Office Tower Floor Load and Clear Height Description

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FLOOR LOADING:	Ground Floor: 100 lbs/SF live load; Typical Tower Floor: 80 lbs/SF live load plus 20 lbs/SF partition load
FLOOR TO FLOOR DIMENSIONS:	Slab to Slab: 13'6" +/-; Office: Space clear of all pipes, duct work, etc. for nominal finished ceiling height of nine (9) feet (±). Retail: Space clear of all pipes, duct work, etc. for nominal finished ceiling height of thirteen (13) feet (±).

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## Office Tower Electrical Service

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GENERAL:	Building electrical system designed in accordance with ASHRAE/IES Standard 90.1.
ELECTRICAL LOADS FOR TI'S:	<ul style="list-style-type: none"> <li>• Lighting at 1.5 watts per square foot</li> <li>• Receptacles at 5.8 watts per square foot</li> </ul>
ELECTRICAL SERVICE:	Each Office Tower Floor: <ul style="list-style-type: none"> <li>• 277/480 volts (high voltage), three phase, four wire and 208/120 volts (low voltage) three phase, four wire;</li> <li>• One electrical service distribution point.</li> </ul>
TELECOM:	Intelligent design incorporates extra bandwidth, allowing tenants to stay ahead of their network growth. The building will accommodate a standard copper backbone solution plus additional pathways to facilitate a high-speed fiber optic solution.
EMERGENCY GENERATOR:	An emergency generator sized to back-up Building life safety equipment and functions (estimated at 1250 KVA).

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## Office Tower Elevators

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GENERAL:	The elevator performance is designed to provide for an elevator interval time of approximately 30 seconds with a handling capacity of approximately 12%. Elevators designed to meet the ADA barrier free standards.
PASSENGER ELEVATORS:	Six passenger elevators and one service elevator serving the ground and the office tower levels: <ul style="list-style-type: none"> <li>Capacity: 3,500 lbs. each</li> <li>Speed: 700 fpm (7<sup>th</sup> to 25<sup>th</sup> flr)</li> <li>Stops: Ground Floor plus floors 8-12 and 14-25</li> </ul>
SERVICE ELEVATOR:	One service/freight/passenger elevator serving the ground and the office tower levels: <ul style="list-style-type: none"> <li>Capacity: 4,500 lbs. each</li> <li>Speed: 350 fpm (7<sup>th</sup> to 25<sup>th</sup> flrs)</li> <li>Stops: Ground Floor to 26<sup>th</sup> Flr Penthouse</li> </ul>
PARKING GARAGE SHUTTLE ELEVATORS:	Two parking garage elevators serving the ground floor and parking levels: <ul style="list-style-type: none"> <li>Capacity: 3,500 lbs. each</li> <li>Speed: 350 fpm (Basement – 7<sup>th</sup> flr)</li> <li>Stops: Basement, Ground Floor and Parking Levels 2<sup>nd</sup>-7<sup>th</sup></li> </ul>

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## Office Tower Energy Management

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AUTOMATION SYSTEM (BAS):	An automatic energy-management control system including optimal start-stop and night setback controls designed in accordance with ASHRAE 90.1.
LIGHTING:	Time managed lighting and photocell and occupancy sensors to meet ASHRAE guidelines.
THERMOSTATIC CONTROLS:	Thermostatic controls for heating and cooling systems which are integrated for comfort during transition periods and economical operation.
GLAZING:	Exterior glazing and window wall systems designed in accordance with the energy efficient guidelines of ASHRAE 90.1.

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## Office Tower HVAC SYSTEMS

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GENERAL DESIGN	HVAC specifications are designed to meet or exceed American Society of Heating, Refrigerating and Air-Conditioning Engineers Standard 90.1 (ASHRAE/IES).
OFFICE TOWER:	Variable air volume central air system with zone heating including: hydronic chilled water (two-475 ton central centrifugal chillers); and, hydronic heating water (two-4,750 MBH central boilers).
MAIN AIR DISTRIBUTION:	Each floor has its own main air distribution duct loop.
SPECIALTY AREAS – DEDICATED CAPACITY:	Dedicated hydronic cooling capacity for specialty areas that require continuous cooling and after hour's service, such as Tenant computer LAN rooms.
AUTOMATION SYSTEM (BAS):	Computer activated DDC system for control and monitoring of the HVAC system.

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## SECURITY

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BUILDING SECURITY:	Security is provided to the building on a 24/7 basis.
SECURITY ACCESS SYSTEM:	Touchcom Security Access located at all building entrances, elevators, bicycle storage facilities and Fitness Center. The system provides controlled entry to the building parking levels and each floor after normal working hours.
CCTV:	Security Cameras are located throughout and around the building. Cameras are monitored by a 24/7 security located at the lobby desk.