

FACT SHEET

Ownership Entity:

Hines REIT Watergate LP

Completed: 2001

Architect:

Korth Sunseri Hagey Architects

Building Square Footage: 345,982

Stats: 16-story

Lot Size: 176,418 square feet

Building Exterior:

Aluminum frame tinted glass wall system with GFRC highlight panels

Structural Framing:

Reinforced concrete and steel

Structural Foundation:

Reinforced concrete and steel on piles

Bay Depth/Column Spacing: 41'5"

Elevators:

Six passenger elevators with a permissible load of 3,000 lbs; three elevators service floors 1 – 8, six elevators service the cross-over floor 9, and three elevators service 10 – 16. A separate freight elevator with a permissible load of 4,500 lbs. is accessed via the loading dock located on the south end of the building. Additionally, there are two passenger elevators servicing levels 1, 2, 3 and 4 of the parking garage.

Parking: 887 spaces in four level parking garage in building

Typical Floor Plate: 24,000 square feet

Ceiling Height:

Floor 1: 10 feet (14'0" slab to slab)

Floor 2: 16:9 feet (13'0" slab to slab)

HVAC:

DDC controlled Variable Air Volume System with perimeter re-heat utilizing 100% outside air to minimize the need for mechanical cooling.

Hours:

Mon-Fri, 8am – 6pm

After Hours Cost: \$100.00 per hour per floor

Amenities:

- On-site security, 24 hours/7 days
- On-site Fitness Center with Lockers and Showers
- Bicycle Racks and Storage Lockers
- Priority Alternative Fuel Parking
- Emery Go-Round Shuttle with free services to BART
- Easy Access to Interstate 80 and the San Francisco Bay Bridge

Awards:

- LEED Gold Certification
- ENERGY STAR Designation
- Bay Area Green Business Certification

Senior Property Manager:

Sandy Brownstone (510) 658-2400

Management Office:

2100 Powell Street, Suite 125
Emeryville, CA 94608

2100
POWELL
EMERYVILLE



Hines