

77 Eye Street

Owner..... 99 I Street, SE LP
 Developer..... DRI Development Services, LLC
 Architect HOK
 Leasing..... Transwestern

Building Size

Total Area..... 125,000 SF
 Number of Floors..... 12
 Typical Floor Plate 10,000 SF

Environmental Design

LEED® Certification..... The Base Building will be registered with the US Green Building Council and is targeting a certification at the Gold Level under the LEED® for Core & Shell Rating System.

Building Structure

Structural System..... The above grade office building structure will be poured-in-place concrete utilizing two way post tensioned slabs. The ground floor and three below-grade parking levels will be two way conventionally reinforced slabs.

Structural Capacity..... 100 lb./square foot (meets GSA requirements)

Column Spacing 24' x 28' and 24' x 34'

Finished Ceiling Height..... 8'-6"

Elevators

Office Building: 4 high speed passenger electric traction elevators, including 1 freight

Capacity:..... 3,500 lbs

HVAC

Air Handler Energy-efficient variable air volume (VAV) terminal boxes

Controls..... Automated, direct digitally-controlled energy management system with remote monitoring capabilities

Supplemental Cooling Year-round chilled water allocated at 4 tons/floor

Fresh Air 20 CFM/person (1 person/143 SF)

Electrical

Tenant Power/Lighting 5.5 watts/SF, 208Y/120 V
 1.5 watts/SF, 460Y/265 V

Fire and Life Safety

Fully automated sprinkler system in accordance with NFPA 13 at a spacing of 1/225 SF but designed to support sprinkler head density of 1/120 SF. Fully supervised, automated life safety systems conforming to 2000 International Building Code.

Communications

Fiber optic service is available adjacent to the property via multiple providers. Vertical riser sleeves are provided at each floor telephone closet.

Security System

Perimeter and proximity card access control system

