



building fact sheet

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PROPERTY INFORMATION	
Owner	Union Investment Real Estate GmbH
Exclusive advisor	Metzler
Developer	Tishman Speyer
Architect:	Kohn Pederson & Fox, in collaboration with Heller Manus Architects
Property Manager	CBRE, Inc.
Year Built	2008
Stories	33
Rentable Area	557,173 s.f.
Average Rentable Floor Area	Low Rise: 20,720 to 17,637 rsf Mid Rise: 17,593 to 15,639 rsf High Rise: 15,495 to 14,718 rsf
ACCESSIBILITY	
Highways	Three I-80 on ramps within 5 blocks; 3 blocks to 280/101
BART/MUNI Access	1 block to Montgomery BART Station; Over 10 MUNI bus lines within blocks
Cal Train	8 blocks (4th and King Street)
Marin/East Bay Commuter Bus Access	Four commuter lines within a 15 minute walk; 2 blocks to Golden Gate Transit & SamTrans stops
PARKING	
On-site Parking	Two-level below-grade valet parking garage with capacity for 210 vehicles at a rate of \$500/month or \$25/day. 24/7 access for monthly parkers only.
Supplementary Parking	Abundant additional parking nearby
STRUCTURAL	
Slab/Ceiling Heights	Slab to Slab Floor Height 13'
Live Floor Load	50 lbs/s.f.
Typical Load Factor	Single-tenant floor: 14% Multi-tenant floor: 18%
HVAC	
McQuay HVAC units provide 55 - 60 tons per floor. Approximately 25 VAV's per floor and perimeter reheat coils control the climate on each floor. After-hours HVAC service available when requested. The high performance, low emittance coated insulated glass assists with the energy efficiency of the building (7.5% better than Title 24).	
Hours	6:00AM – 6:00PM weekdays except holidays
ELECTRICAL & TELECOMMUNICATIONS	
Power	The main electrical service for the building consists of two 4,000A 480/277V, 3-phase electrical switchboards for the building loads and mechanical equipment, one 400A, 480/277V, 3-phase switchboard for retail and AT&T, one 400A, 480/277V, 3-phase switchboard for emergency, and one 2,000A, 480/277V, 3-phase for the two electric fire pumps. E-Mon digital meters on each floor to meter tenants for lighting, miscellaneous power, and air-conditioning usage. This is tied into the building's BMS.
Telecom	The building features a robust telecom infrastructure with multiple service providers, enhanced fiber services, and diverse points of entry. AT&T provides a full range of copper and fiber solutions ranging from standard telephone lines, T-1, DS-3, as well as a wide range of fiber services. Reliance Globalcom has a point of presence as well with a full range of Metro Ethernet solutions. Level 3 provides fiber-based services and connectivity to multiple data centers fed from a diverse entry leveraging PG&E infrastructure. XOBEE provides managed services including VOIP, Metro Ethernet, and data back-up. The Building also features High Definition Television with programming provided by DirecTV. The building is further served by a Distributed Antenna Systems (DAS) which provides superior wireless cell phone coverage throughout the Building, including in the elevators and underground parking garage.
ELEVATORS	
Passenger	12 passenger – 3,000 lb capacity each 1 parking shuttle – 3,000 lb capacity
Freight	1 freight – 4,500 lb capacity
FIRE LIFE SAFETY & SEISMIC PROTECTION	
Fully sprinklered with a NRRS-3030 Notifier fire alarm detection and signaling system. There are pressurized stairwells, vestibules, and elevator machine rooms.	
SECURITY	
The lobby security console is attended 24 hours a day, 7 days a week with digital video camera surveillance throughout all building entrances, stairwells, and the plaza. A G4S access control system allows 24 hour tenant access through lobby turnstile and elevator card readers.	