

# 44 WHIPPANY



<b>Building SF</b>	232,000± SF
<b>Site Size</b>	20± acres
<b>Year Built</b>	1985, major renovation 2017-2018
<b>Construction Type</b>	Steel superstructure with concrete slab on metal decking.
<b>Curtain Wall</b>	Precast concrete panel exterior with glass "ribbon" windows and new architectural glass and aluminum screening accents.
<b>Ceiling Height</b>	9'0"± finished/14'0"± slab-to-slab
<b>Column Spacing</b>	30' X 30'
<b>Windows</b>	1" black insulation glass panels windows
<b>Atrium/Lobby</b>	Three stories open sitting areas with two pitched skylight over the lobby atrium
<b>HVAC Control</b>	VAV's are DDC boxes that are monitored by the Andover building management system
<b>Air Conditioning</b>	Four (4) McQuay 84 ton roofpak units. Six (6) Daikin commercial heating and cooling units ranging from 15 to 50 tons servicing the third floor Alvogen space and Lobby area.
<b>Heating</b>	Three (3) gas fired Lochinvar Crest Condensing boilers provide hot water to the perimeter hydronic baseboard. Two (2) hot water pumps, primary and stand by

<b>Power</b>	4,000A. 277/480volts 3 phase
<b>Life Safety</b>	Fully sprinklered with a wet-pipe system operating with municipal pressure. There is a building alarm system, on site hydrants, portable extinguishers, wet standpipes and a smoke detection system throughout the common areas and ventilation ducts. 150 KW Generac generator for life safety systems.
<b>Roofs</b>	Built-up roof membrane with flood coat and gravel surfacing over rigid insulation and metal roof decking.
<b>Common Amenities</b>	Fitness center, cafeteria with seating in lobby area, 95 seat conference center and adjacent arboretum with walking trail, covered outdoor seating, waterside patio, bike share program, wi-fi.
<b>Telecommunications</b>	Lightpath, Verizon, Optimum, and Cablevision
<b>Loading</b>	Loading dock zone platform, no lift gate
<b>Elevators</b>	Three (3) hydraulic passenger elevators with glass back enclosures. One (1) hydraulic freight elevator.
<b>Parking Ratio</b>	777 spaces, 3.36/1,000, with full zoning approval to expand the parking by an additional 221 spaces for a total of 998 spaces, 4.3/1,000.