

THE OFFICES AT PARK 10



EXCEPTIONAL VALUE

GREAT ACCESSIBILITY

BUILDING SIGNAGE WITH I-10 VISIBILITY

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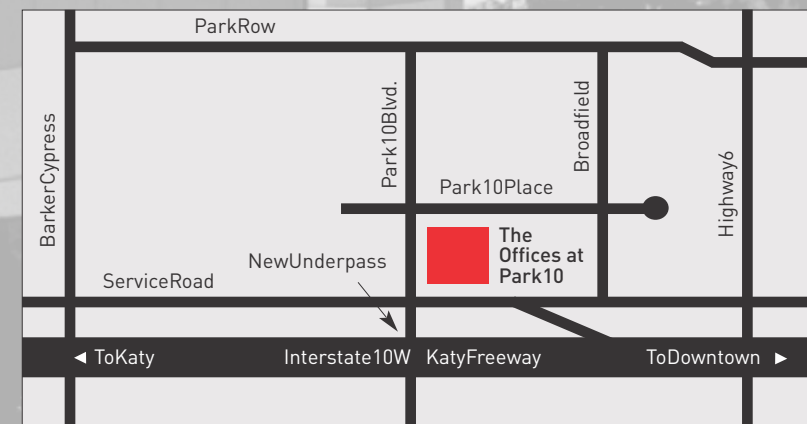


The Offices at Park 10 – Features:

- A 314,000 SF Masterplanned complex
- Exceptional value
- Class “A” property
- 210,000 square feet available
- Owned by FSP Park Ten Limited Partnership, a wholly-owned subsidiary of publicly traded office REIT, Franklin Street Properties Corp.

Amenities:

- Hines Management On-site
- On-site Security Personnel
- Deli
- Fitness Center with Lockers and Showers
- Building Conference Center
- Structured Garage



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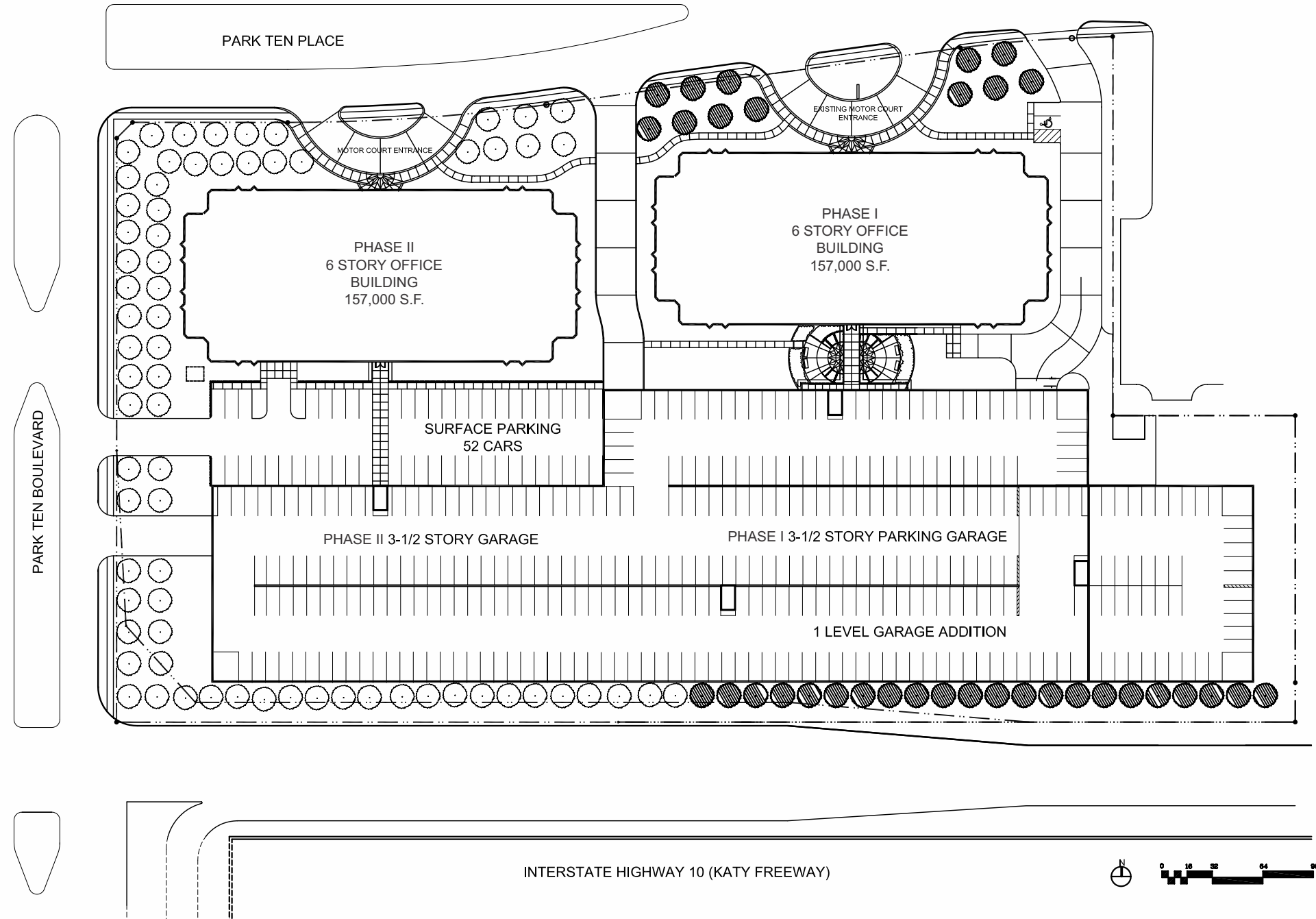
The Offices at Park 10, Phase I and Phase II offers 314,000 square feet of class "A" space, with extra large 26,000 square foot floor plates, engineered and designed with the future in mind and a generous amenities package.

GREAT ACCESSIBILITY

- Premiere location in Park 10
- Immediate access to and from I-10
- Three entrances/exits to the Property & Garage

BUILDING SIGNAGE WITH I-10 VISIBILITY

Located at intersection of I-10 and Park 10 Blvd. in the Energy Corridor. Building Signage can be seen from I-10.



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Project Size

- Masterplanned Complex
- Two Six-Story Buildings
- 157,000 Square Feet Each
- 314,000 Square Feet Total
- 26,000 Square Foot Floor Plates

Architectural Elements

- Four-Colored Glass Curtain Wall-Dual Pane
- Two-Story Granite Entry Lobby
- Dramatic Granite Detailing Throughout
- Ceiling Heights:
First Floor-12 Feet
All Others-9 Feet
- Four High-Speed Electric Geared elevators
- Six Foot Public Corridors

Parking

- Structured Pre-Cast Garage
- Four Parking Spaces Per 1000 NRA
- Card Key Control Access
- Covered Access to Building

Electrical

- 4000 AMP Service 1AMP/39NRA
- 10 Watts/Square Foot Available
- 150 KVA Transformer/Floor

Heating, Venting and Air Conditioning

- Variable Air Volume(VAV) HVAC System
- One Zone For every 1000 Usable Square Feet
- Sensors at Each VAV Box and Thermostat
- D.D.C. System State-of-the-Art Digital Controlled-Temperature Controlled to Tenth of a Degree Remote Site Controlled
- Two Chillers/Floor Cost Efficient After Hours Use
- Two Cooling Towers

Structural/Engineering Elements

- High Density/High Efficiency Building Systems
- Extra Acoustical Detailing
- Fully Sprinkled
- Full ADA Compliance
- Pre-Cast Concrete Garage
- Live Loads: 75 to 100 Pounds/Square Foot
- Increase Roof Deck Thickness (50%) Sound Proofing

Amenities

- Card Key Access
- Card Key After-Hour Air Conditioning
- Monument Signage Available
- Freeway Visibility
- On-Site Deli
- On-Site Experienced Management
- On-Site Courtesy Patrol
- Fiber Optics Available
- Smoke-Free Building, Smoker's Courtyard
- Overnight Shipping Drop Boxes

Building Shell Conditions

- HVAC Main Ducts and Perimeter Slot Diffusers in Place
- Ceiling Grid in Place
- Ceiling Tile and Remaining Grid T's Stacked in Space
- Three-Bulb Parabolic Light Fixtures Stacked in Space
- Sprinkler System in Place w/ Heads Turned Up
- Levelor Riviera 1" Aluminum Mini-Blinds

Standard Leasehold Improvements

- 2x4 Fluorescent Parabolic Light Fixtures
- Full Height Solid Core Doors with ADA Hardware
- Raco Building System with Top Rack

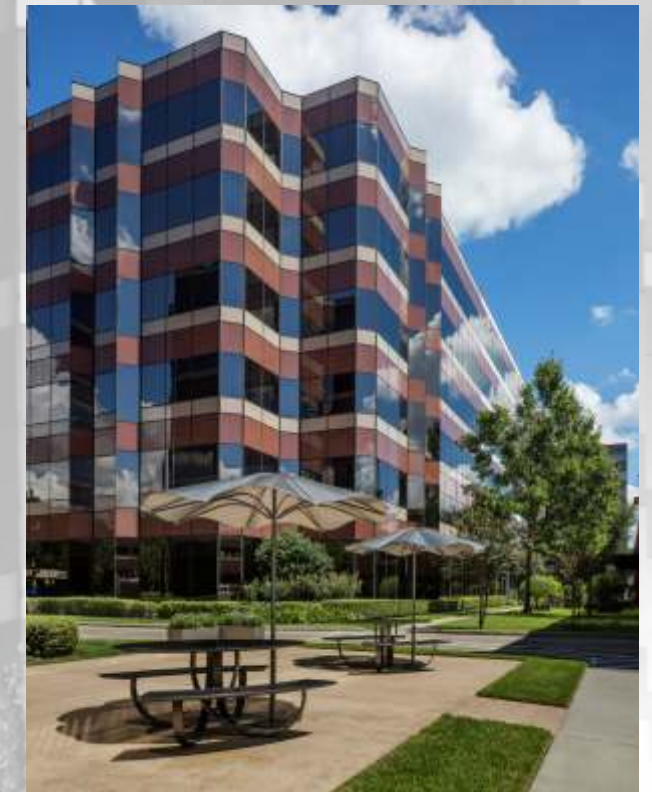
Building Efficiency Factor

- Multi-Tenant Floor 14.75%
- Full Floor Tenant 10.5%

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