



8335 Keystone Crossing Specifications

Total Building Square Feet: 76,203 RSF

Number of Floors: Three (3)

Rentable Useable Factor (BOMA): 14%

Base Building Construction: Structural steel, with poured concrete floors, and 10' AFF on first floor and 9' AFF on upper floors, third floor tenant space adjacent to elevator lobby can accommodate 12' AFF

Skin Material: Architectural pre-cast with curtain wall glazing system accented with silver aluminum details with bronze tinted glass and spandrel panels

Lobby Finish: Marble wall treatment at elevator lobbies and airlocks with fine Red Gum wood paneling and tenant entries accented by architectural glass system, multi-level drywall ceiling system with reveals and recessed lighting detail, combination of pendant and cove lighting fixtures in elevator lobbies, patterned floor of marble, limestone, and travertine

Heating Ventilating & Air Conditioning: Two (2) 105 ton packaged VAV RTU's supported by DDC controls

Elevators: Two (2) hydraulic elevators 3,000# (passenger) and 4,500# (passenger, service) at 150 fpm

Fire Safety: Fully sprinklered building with monitored fire alarm with smoke detectors

8365 Keystone Crossing Specifications

Total Building Square Feet: 59,395 RSF

Number of Floors: Three (3)

Rentable Useable Factor (BOMA): 14%

Base Building Construction: Structural steel with poured concrete floors, and 10' AFF on first floor and 9' AFF on upper floors

Skin Material: Architectural pre-cast with curtain wall glazing system accented with silver aluminum details with bronzed tinted glass

Lobby Finish: Double sided and loaded with marble wall treatment at elevator lobbies and 8' public entries with fine wood paneling at tenant entries accented by glazing system, multi-level drywall ceiling system with reveals and recessed lighting detail, combination of hanging fixtures and recessed fixtures in elevator lobbies, patterned floor of marble and granite

Heating Ventilating & Air Conditioning: Variable Air Volume (VAV) system supported by two (2), ninety (90) ton packaged roof top units managed by Direct Digital Controls (DDC)

Elevators: Two (2) hydraulic elevators 3,000# (passenger) and 4,500# (passenger, service) at 150 fpm

Fire Safety: Fully sprinklered building with monitored fire alarm with smoke detectors

8395 Keystone Crossing Specifications

Total Building Square Feet: 37,352 RSF

Number of Floors: Three (3)

Rentable Useable Factor (BOMA): 12%

Base Building Construction: Structural steel with poured concrete floors at 9' AFF

Skin Material: Brick veneer with curtain wall glazing system with bronze tinted glass

Lobby Finish: Common area finishes of limestone, granite, and fine wood accentuated by indirect, recessed lighting

Heating Ventilating & Air Conditioning: Split system heating, ventilating and air conditioning (HVAC) including fresh air system

Elevators: One (1) hydraulic passenger elevator, 2500# at 125 fpm

Fire Safety: Monitored fire alarm and smoke detectors

Keystone Office Centre Specifications

Parking Factor: 4 per 1,000 gross rentable area

Voice/Data Vendors: AT&T, Comcast and TW Telecom

Building Access: Card access system with after-hours security monitoring

Conference Center: On-site conference center

Fitness Center: On-site fitness center

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