

1229 W Concord Place

Building Specifications



Innovatinon

You



Description

BUILDING HEIGHT ✕

9 STORIES – 7 LAB FLOORS

1 – LOWER LEVEL EXECUTIVE PARKING

AMENITY FLOOR

PENTHOUSE/
MECHANICAL

STRUCTURAL FRAME ✕

CAST IN PLACE CONCRETE STRUCTURE;

COLUMN-FREE 33'-0" X 40'-0" BAY SPACING;

REINFORCED 11" CONCRETE SLAB TO ALLOW FOR FLEXIBILITY IN FUTURE CORE LOCATIONS

STRUCTURAL CAPACITY ✕

100 PSF LIVE LOAD FOR ALL LAB FLOORS

EXTERIOR FAÇADE:

High-performance curtain wall system with integrated metal panel and bird friendly glazing are used throughout. A double height lobby space features large format glazing to maximize light.

One (1) private terrace on each floor providing expansive river views and the opportunity for tenants to secure outdoor space

A stepped landscaped ground floor plaza provides pedestrian and bike access to the Riverwalk extension.

ROOF:

Fully adhered, 60 mil, white TPO roof system, pitched to interior roof drains; Terraces have fluid applied roof membrane system with concrete pavers;

FLOOR-TO-FLOOR HEIGHT ✕

FLOOR LL: 12'

FLOOR 1: 18'

FLOOR 2-8: 15'

PENTHOUSE: 20'

FINISHED CEILING HEIGHT ✕

RANGING FROM 9-11 FT DEPENDING
ON TENANT PROGRAM REQUIREMENTS

ELEVATORS:

Passenger: Five (5) - 4,000 lb. capacity, 350 fpm, Gearless Traction MRL elevators with destination dispatch serving all floors.

Freight: One (1) - 5,000 lb. capacity, 350 fpm, Traction MRL elevator - With direct access to loading area and serving all floors.

AMENITIES:

- Private Terrace and River Walk access
- Event Space with stage and Prefunction Bar
- Conference center with flexible Work Lounge
- Health and wellness center to support wellbeing
- Dynamic building lobby exemplifying the Class A experience with top of the line finishes, manned security desk, and tenant lounge areas equipped with WiFi that open out onto a private terrace overlooking the River

LAB SUPPORT:

Chemical storage Locations, additional mechanical and equipment space for each tenant and utility infrastructure on floor 1; available shaft space adjacent to core for tenant- provided systems

LOADING:

Fully enclosed loading/service area includes one (1) depressed loading bay with dock leveler position and one (1) at grade position; and a private dock office

PARKING:

There will be 55 spaces of executive parking located on the Lower Level that will be accessible via W. Concord Place.

Building Systems

ELECTRICAL SYSTEM:

Four 2,500 kVA ComEd electrical services to serve all base building and tenant loads. Two tenant dedicated 3,000 A switchboards with bus duct risers serving all shell office / lab floors to provide tenant flexibility and capability for up to 6 W/sf in office areas and up to 25 W/sf in lab areas. Base building features energy efficient LED lighting, with architectural accents at lobby, terraces, and amenity spaces.

HVAC SYSTEM:

The facility is fully heated and air-conditioned. 100% outdoor air system for all shell office / lab floors to accommodate up to 12 air changes per hour in lab areas and code minimum ventilation in office areas. High plume lab-style exhaust fans for general exhaust and non-hazardous lab exhaust with additional accessible shaft space dedicated for future tenant hazardous exhaust. Office / lab shell floors also receive chilled water for office chilled beams and/or fan coil units, hot water for lab ventilation reheat and perimeter heating, and condenser water for supplemental cooling.

FIRE/LIFE SAFETY:

An automatic combination standpipe system and riser is located in each stairwell, and equipped with a dedicated floor sprinkler floor control assembly for future tenant connections. The base building's fire protection system can support Light and Ordinary Hazard classifications suitable for future tenant research and development, laboratory, and office uses, with a 50%/50% office/lab split. Dry system protection and associated controls are provided in the loading dock, executive parking, and future tenant generator areas. The central Fire Command Center is located on floor 1. An addressable notifier fire alarm system with ADA compliant audio-visual devices is tied back to the Fire Command Center.

PLUMBING:

Multiple wet columns with waste, vent, and cold water futures to facilitate tenant connections. Central compressed air system with taps for tenant connection at each floor. Central acid neutralization basin available for tenant connection. Building is fully sprinklered. High efficiency fixtures throughout provide 35% water reduction from code.

EMERGENCY GENERATOR:

Base building life safety and standby loads are accommodated by a 1,250 kVA diesel generator. Space is allocated for future tenant standby generators - up to eight 50 - 200 kW gas-fired generators in the Level 1 Tenant Generator Room.

TECHNOLOGY:

Redundant telecom Point of Entries, NetPOPs, and riser closets through the building. Public WiFi, AV, and security systems in building common areas. Targeting Wired Score Platinum.

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