



at the
INTERSECTION
of medical and patient care



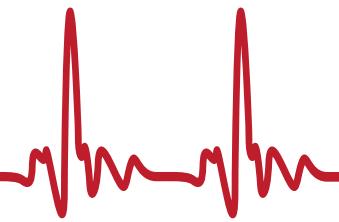
at the
INTERSECTION
of medical and patient care



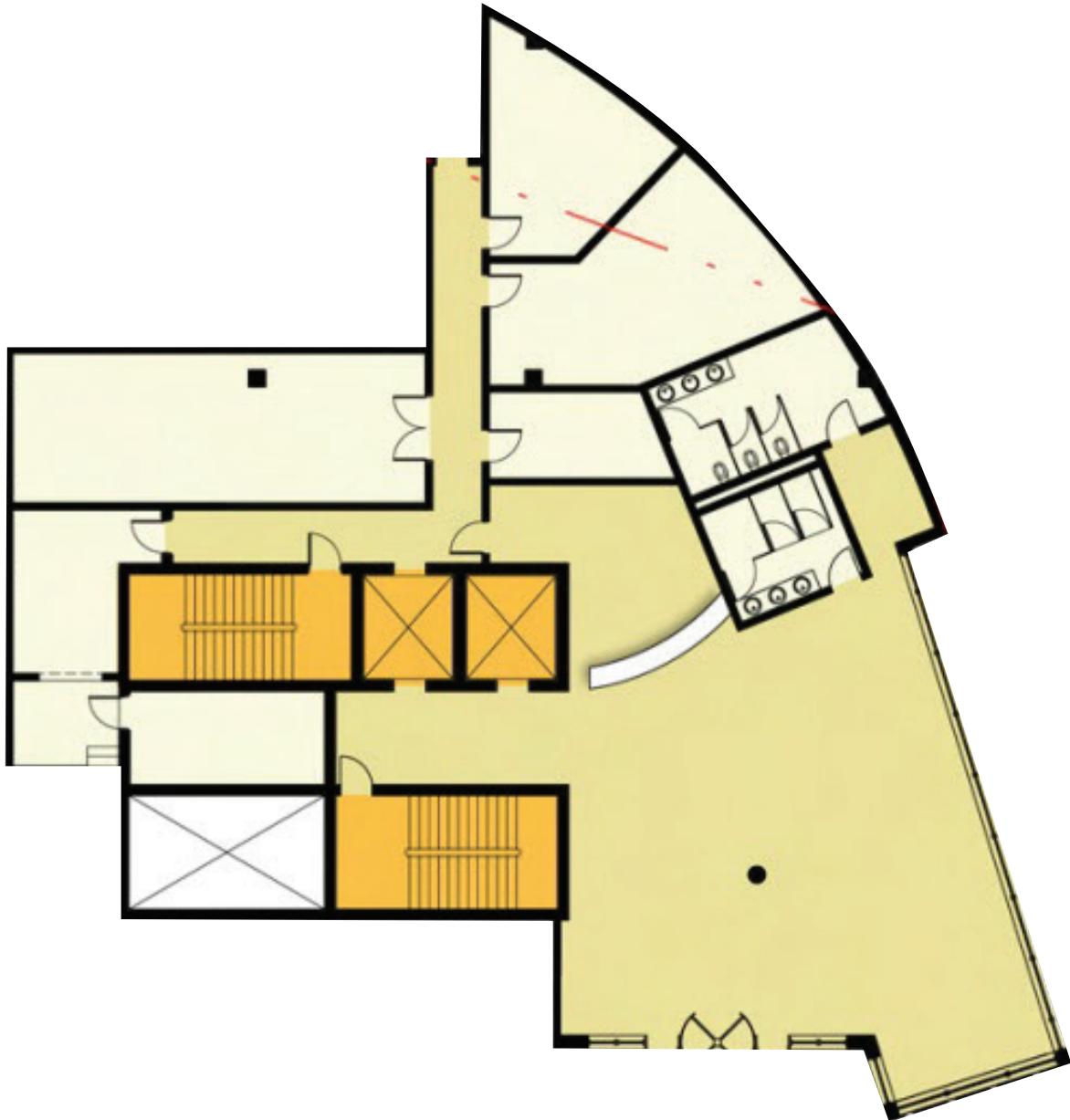
FLOORS	GROSS FLOORS SQFT	KEY
1st floor	5,707sqft	Exam Room
2nd floor	17,300 sqft	Kitchen/ Break
3rd floor	17,401.2 sqft	Manager
4th floor	17,455.7 sqft	Office / Building / Work Area
5th floor	17,507.6 sqft	Physician Office
6th floor	17,562.8 sqft	Storage / Toilet
7th floor	17,549.3 sqft	Waiting area / Circulation

Building Gross sqft. 110,581.6

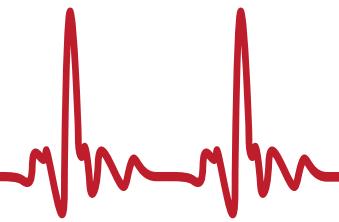
SITEPLAN



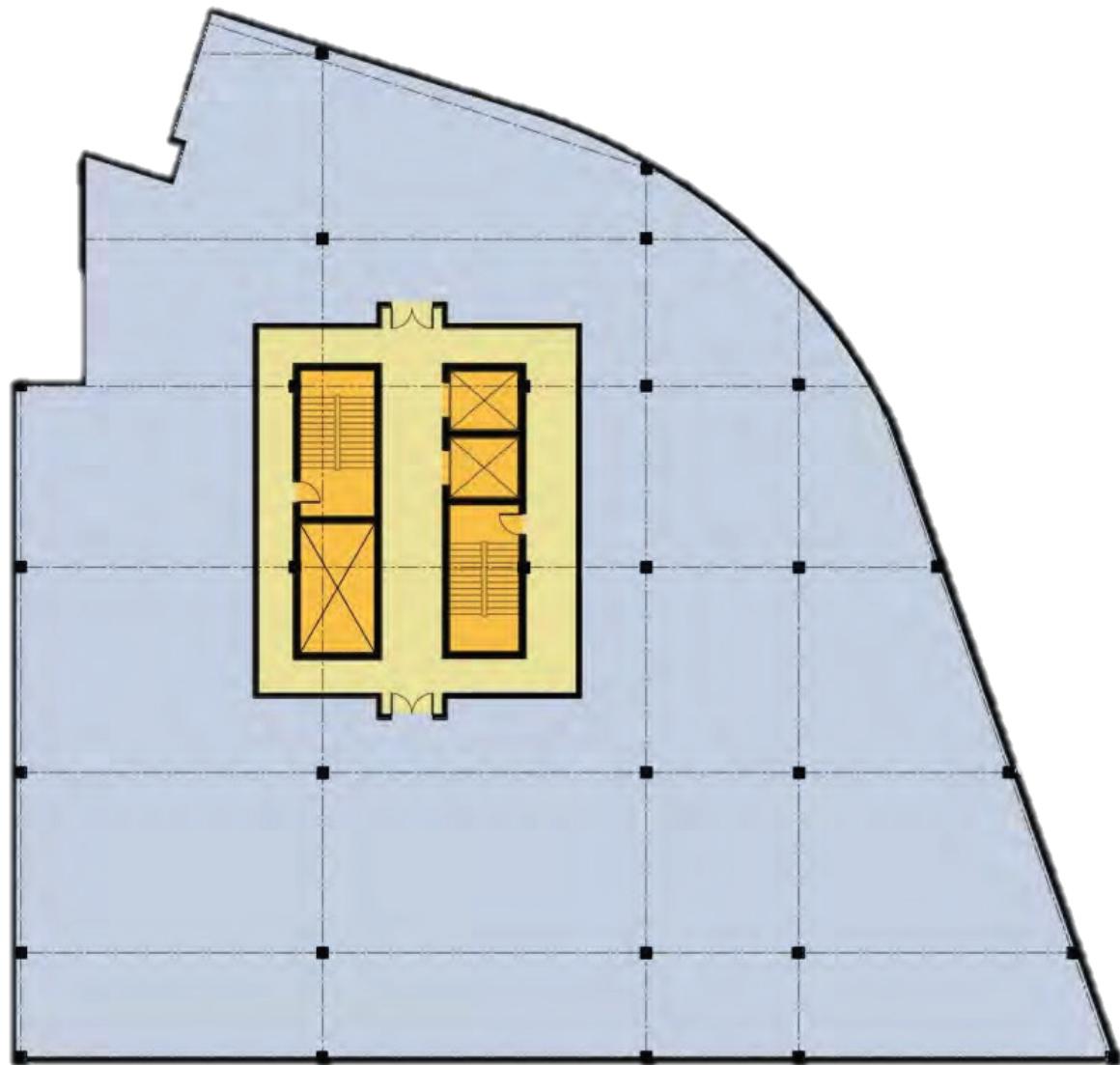
at the
INTERSECTION
of medical and patient care



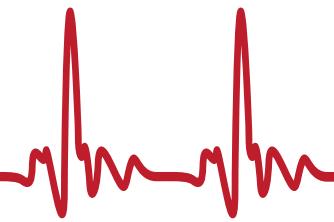
FIRST FLOOR



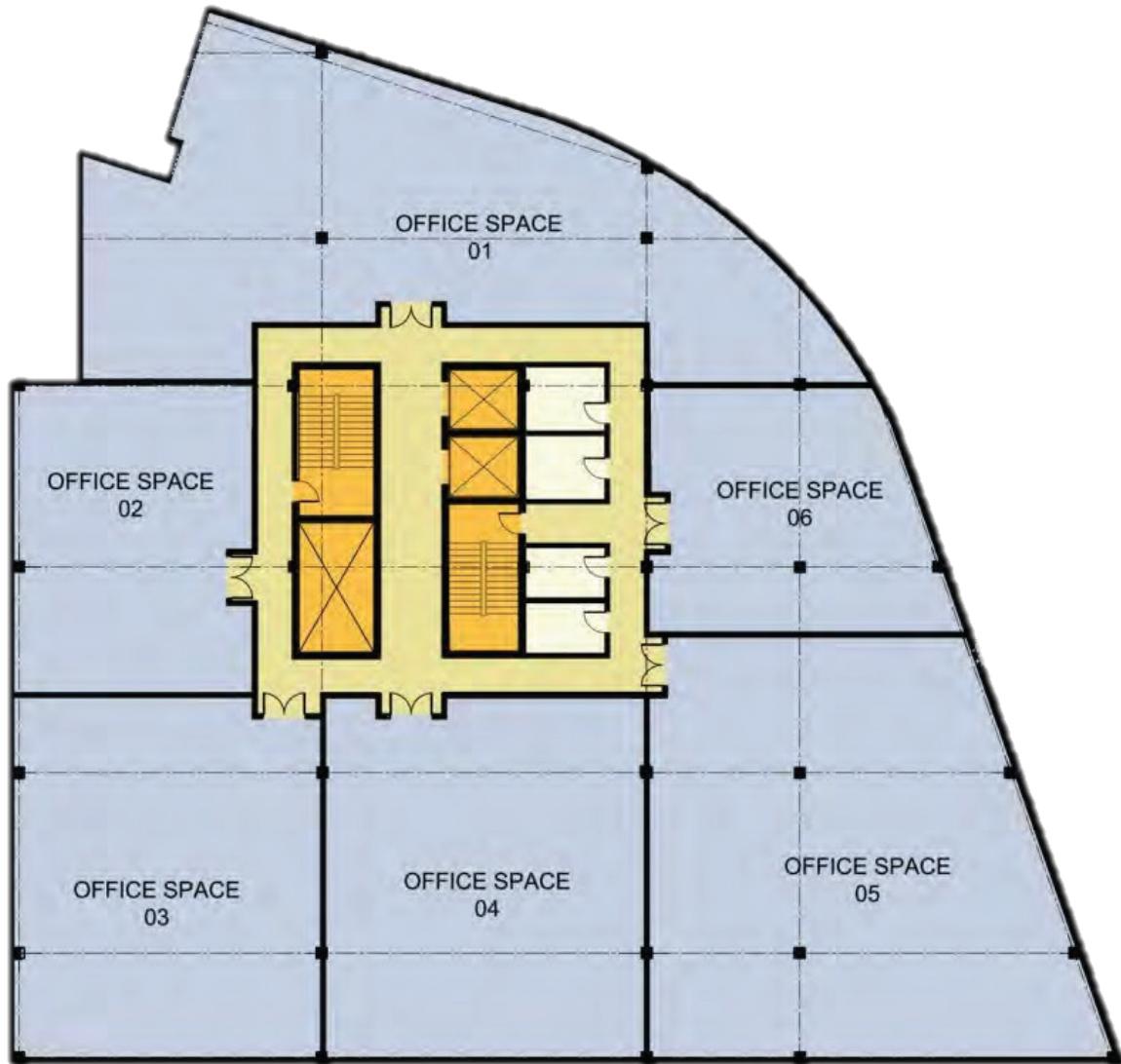
at the
INTERSECTION
of medical and patient care



FLOORS 2 TO 7



at the
INTERSECTION
of medical and patient care



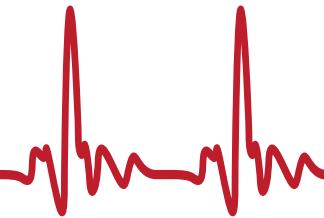
MULTIPLE TENANT OPTIONS



at the
INTERSECTION
of medical and patient care



Address:	770 Main Street, Paterson, NJ
Location:	Prominent location on Main Street in close proximity adjacent to St. Joseph's Medical Center and future Paterson Train Station. A new hotel/conference center are planned directly across Main Street.
Owner:	Hampshire Real Estate Companies
Base Building Architect:	NK Architects
Structural Engineer:	Structure Studio
MEP Engineer:	R.G. Vanderweil Engineers, LLP
Stories:	7
Building Square Footage:	+/- 108,000 sf
Typical Floor Square Footage:	+/- 17,000 sf
Structure:	Structural steel frame with 2 hour fire rating throughout
Floors:	Concrete on metal deck, 100 lbs/sf live load
Exterior Wall:	Aluminum panel and glass curtain wall façade complementing the recently completed Ambulatory Care Building at St. Joseph's Medical Center.
Glass:	1" insulated glass for vision & spandrel glass
Floor & Ceiling Dimensions	
Ceiling Height, Lobby:	Varies from 10'- 0" to 14'- 0"
Ceiling Height, Tenant Spaces:	9'- 0" typical, higher ceilings possible in selected areas for ceiling hung medical equipment
Slab-to-Slab, 1st Floor:	18'- 8"
Slab-to-Slab, Upper Floors:	14'- 0"
Window Mullion Spacing:	4'- 11"
Column Spacing:	29'- 6"
Planning Module for MOB:	9'- 10" planning grid for optimal layout of medical exam rooms, physician offices & other medical related functions, coordinated with window mullions and column & floor beam spacing
Elevators:	2 @ 4500 lb capacity, 150 fpm; 1 with rear service door to 1st floor service area
Parking Capacity	
Onsite:	4 Van accessible visitor spaces and 25 assigned physician spaces
Offsite:	Valet parking services provided for physicians, visitors & patients 300 spaces available at the adjacent St. Joseph's Medical Center parking garage, entrance off of Main Street.
Overall Parking Ratio:	3.0 spaces per 1,000 gsf
Bicycle Parking:	Exterior racks in covered area on site, changing / shower room available for staff
Deliveries:	1 truck space at grade under cover, 14'-6" headroom



at the
INTERSECTION
of medical and patient care

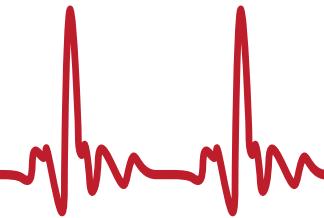


HVAC

Hours:	Monday through Friday 8:00 a.m. to 6:00 p.m; Saturday 8:00 a.m. to 12:00 p.m.
After-Hours	Web-access controlled through the building automation system
Controls:	Fully automatic temperature control system using field programmable, microprocessor based BACnet DDC controllers with communications to a Building Energy Management System. Ability for tenant to monitor space temperatures, equipment operation and control system operation remotely.
Cooling:	Floor by floor self contained high EER water cooled air conditioning units with roof mounted cooling tower.
Additional Cooling:	Condenser water loop serving all floors available 24/7. Ten (10) tons per floor cooling capacity provided for tenant medical equipment.
Zoning:	DDC controlled VAV system. HVAC distribution system is fully custom, and can be designed to meet any specialized requirements for tenant's medical equipment.
Heating:	Hot water heating using 95% efficient natural gas condensing boilers. Distributed to heating coils in VAV terminal units. Valved and capped piping provided at each floor.
Fans/Air Distribution:	Variable air volume floor by floor air handling units with airside economizer and MERV 13 filters. Capped medium pressure supply ducts stubs are provided at each floor for distribution.
Tenant Equipment	Conduit & two shafts provided for future installation of tenant's special medical equipment on dedicated pads on roof

Plumbing

Common Area Bathrooms:	Two barrier-free toilet rooms provided on each floor, including lobby
In-suite Bathrooms:	Multiple wet columns allow for flexible placement of patient & staff bathrooms en suite as required
In-suite Equipment:	Domestic cold water and sanitary drain location throughout floor plan for medical equipment.
Electrical:	
Service:	2500 amp main distribution at 480/277 VAC
Emergency Power:	200kW emergency generator provided for life-safety requirements
Distribution:	One electrical room on each floor for tenant distribution. Electrical panels located in individual suites. Up to 4 watts/ SF available for tenant medical equipment loads at 208/120 or 480/277 VAC.
Broadband Services	One IT room on each floor for full telecommunications connections
Life Safety:	Fire Command center adjacent to lobby (High-rise requirement)
Fire Alarm:	Central addressable fire alarm system with flexibility to suit tenant requirements.
Fire Suppression:	Fully sprinkled building with monitoring by fire alarm system.



at the
INTERSECTION
of medical and patient care



Building Access:	24-hour access with authorized cardkey entry
Security/Reception:	Concierge services will be located at the front desk in the main entrance lobby. Reception & security services will also be provided.
Lighting	Highly efficient LED light fixtures are building standard.
Management Services:	Provided by CBRE, Inc.
LEED Silver Highlights	
Energy Efficiency:	High efficiency LED lighting system with 20% overall improvement on code requirements, daylighting, high performance glass, elimination of CFCs and HCFCs
Daylighting	Exterior mullion / lightshelf for enhanced perimeter daylighting
Water Efficiency:	High efficiency/ low flow plumbing fixtures
Heat Island:	Light colored materials used on roof to reduce heat island effect
Building Materials:	75% of construction waste diverted from landfills.
Sustainable Transportation:	Close proximity to mass transit; bus stops on Main Street in front of the building. Bike racks & showers available to bike commuters