

## Physical & Construction Features

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### Address

194 Wood Avenue South  
Iselin, New Jersey

### Year Built

1999

### Size

470,692 SF

### Stories

9

### Roof

Single-ply EPDM membrane installed in July 2013 with a warranty through July 2033

### Structure

Fireproof steel frame with concrete footings and a floor load of 100lbs PSF

### Exterior

Granite panel facade with aluminum mullions and insulated tinted glass.

### Floor Plates

Divisible 50,000 SF center-core

### Windows

Double-pane, tinted with aluminum frames

### Ceiling Heights

Primarily 10' finished  
13'6" slab-to-slab  
100% raised flooring

### Column Spacing

30' x 30' column spacing

### Parking

1,570 spaces in the parking deck plus 259 surface spaces  
Parking ratio of 4.08 per 1,000 SF of rentable office space

### Foundation

Concrete footings

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# MetroPark

## 194

### Security

Security personnel at the front desk and loading dock

### Elevators

Basement to 9th Floor: 3,500 lb capacity

Basement to 9th Floor Freight: 4,500 lb capacity

Basement to 1st Floor Freight: 4,500 lb capacity

Garage Elevator Garage to 4th: 2,500 lb capacity

### HVAC

Two Mammoth self-contained DX with VAV's and fan powered boxes HVAC units per floor (18 total) with an average tonnage of 70 per unit. Siemens controls with electric reheat coils.

### Utilities

Electric: PSE&G

Sewer: Woodbridge Township

Water: Middlesex Water Company

Gas: Elizabethtown Gas Company

Telephone: Verizon

### Emergency Generator

Two (2) Spectrum Detroit Diesel generators, 1st 1,250 KW; 2nd 1,500 KW. Powered by no. 2 diesel fuel.

Full building critical load serviced (excluding kitchen).

### Fire Protection/ Life Safety

3,209 sprinkler heads. 2 stand-pipes in stairwells 1 & 2. Simplex 4100 fire panel. Smoke detectors located in elevator lobbies, inside-outside roll-up doors in cafeteria mechanical room main ducts and heat detectors located in kitchen. ABC and CO2 fire extinguishers located in corridors and mechanical areas. Phones and annunciator/intercom in fire command room, stairwells and elevator lobby.

### Electric

PSE&G has 2 feeds from separate substations. Two transformers at 13,200/480 volts. 6 watts per rentable square foot.

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