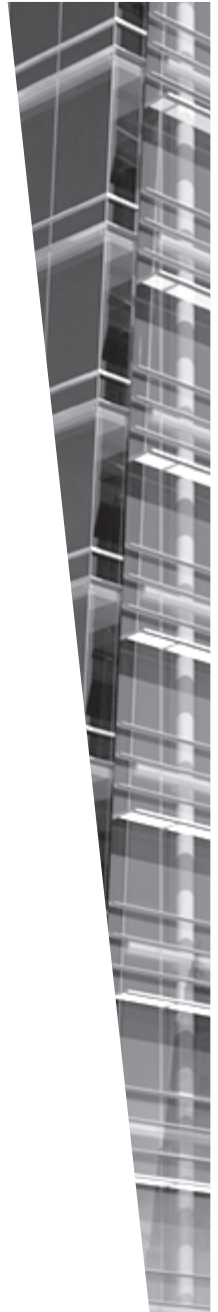


## BUILDING SPECS

LEED® Gold Certified. 11 stories of architectural genius. Interiors finished in Jerusalem stone and English oak. Combined into a defining landmark for the companies that call 1050 K Street home.

|                                 |   |
|---------------------------------|---|
| <b>Owner:</b>                   | The Lenkin Company and The Tower Companies  |
| <b>Management Services:</b>     | The Lenkin Company Management, Inc.   |
| <b>RBA:</b>                     | 136,572 RSF   |
| <b>Floors:</b>                  | 4 Levels Below Grade Parking, Mezzanine, Ground thru 11th Floor and Penthouse/Roof Terrace  |
| <b>LEED Certification:</b>      | <p>1050 K Street has achieved LEED Gold Certification, an independent, third-party benchmark verifying that a building is an environmentally responsible, profitable and healthy workplace.</p> <p>LEED Gold Points Include:</p> <ul style="list-style-type: none"> <li>• Triple scrubbed indoor air filtration system (85% of airborne toxins removed).</li> <li>• 100% of the air in the building is replaced every 55 minutes</li> <li>• Efficient water usage (e.g. dual-flush toilets, waterless urinals)</li> <li>• Energy-efficient KONE EcoDisk elevator traction system, eliminating the need for an elevator machine room. KONE system uses half the energy of conventional traction machines and approximately one-third the energy of hydraulic machines.</li> <li>• Power from renewable energy</li> </ul> |
| <b>Typical Floor Size:</b>      | <p>2nd Floor: Appx.11,900 RSF</p> <p>3rd – 11th Floors: Appx 13,200 RSF</p>   |
| <b>Finished Ceiling Height:</b> | 8'-10" Typical - Lobby 24', Retail 14' Nominal Floor to Underside of Slab.  |
| <b>Rental Rate:</b>             | Mid \$40's PSF, NNN   |
| <b>Floor Load Capacity:</b>     | 100psf Live Load Typical, One 30'x20' bay of 250 psf Live Load is provided on floors 3 thru 11, located between column lines 5&6 and B.5 and 5.   |
| <b>Parking:</b>                 | <p>Below Grade -Ratio of 1:1,500.</p> <p>Garage entrance on 11th Street.</p>  |
| <b>Rooftop Terrace:</b>         | A temperature and humidity controlled penthouse art gallery leads outside to a serene, haiku-inspired rooftop garden of natural bamboo and grasses.   |
| <b>Fitness Facility:</b>        | A generously sized, (approximately 2,500 square feet) fitness facility on the Mezzanine Level of the Building featuring state-of-the-art cardiovascular machines & equipment, free weights, men's and women's lockers and showers.  |



|                                |   |
|--------------------------------|---|
| <b>Access System:</b>          | Electronic perimeter access system via key/card, including floor-by-floor elevator lock-off capabilities. Video monitors at all egress points.  |
| <b>Building HVAC Hours:</b>    | 7:00 a.m. to 8:00 p.m., Monday through Friday and Saturdays from 9:00 a.m. to 1:00 p.m.   |
| <b>HVAC:</b>                   | Each floor is heated and cooled by AHU units supplied with outside air from an energy recovery unit located in the penthouse. Chilled water cooling is provided by two 175 ton chillers located in the penthouse. Heating is provided by electric reheat VAV boxes. Cooling for retail tenants is with condenser water provided from the building system. |
| <b>Electrical System:</b>      | Power distribution through the building is provided by a main bus duct that serves electric rooms on each floor. Building Emergency and Back up power is provided by a 500 Kw generator located on the roof. Retail tenant will have separate incoming service line to the main electric room allowing individual metering.                               |
| <b>Elevators:</b>              | 4 Elevators total - 2 serving the Highest Level of Parking P1 thru the Eleventh Floor. 2 Serving Parking Level P3 thru the Penthouse Level, One of which is sized to act as a service cab. Elevator Speeds are 500 fpm, machine room-less technology.   |
| <b>Core Factor:</b>            | Approximately 12.5% (single tenant)   |
| <b>Building Slabs:</b>         | 11" Thick Post Tensioned Slabs on West Side of the Core, 9" Thick Post Tensioned Slabs on the East Side of the Core - Typical for floors 2 thru 11.   |
| <b>Column Spacing:</b>         | Column free; post tension.  |
| <b>Window Mullion Spacing:</b> | 5'00" - Typical   |
| <b>Loading Access:</b>         | One loading dock; one loading berth   |

