

Building Specifications

Building Owner
NEW WT MIAMI, LLC

Height
30 Stories

Built/Renovated
1965

Building Size
Total Building Rentable Square Feet: 310,596 SF
Office Rentable Square Feet: 304,087
SF Retail Rentable Square Feet: 6,509 SF

Zoning
T6-80 O

Base Building Capital Upgrades

- New Conference Center
- Redesigned Main Lobby
- New Fitness Center
- Redesigned Building Streetscape and Facade
- Selective Corridor and Bathroom redesign on selected floors
- Energy Efficient Window and Security Film on all Vision Glazing

Slab-to-Slab | Finished Ceiling Height
Slab-to-Slab: Varying 9' 1" to 10' 7"
Finished ceiling: 8' 6" average

Structure
Reinforced concrete columns with most floor slabs being 8"

Windows — Type/Sizes
Fixed pane, tempered glass with anodized aluminum framing. Average Size 5' W x 6' H

Security and Building Access
Monitored by a 24/7 security desk and personnel
— Secure CCTV and communications infrastructure

HVAC
Chilled-water loop system with a 900-ton capacity. Floors 1–22 have base building air handler units with supply distribution. Floors 23–30 utilize fan coil units in the ceiling.

Building standard hours of operation from 8am to 6pm, Monday to Friday and Saturdays 8am to 1pm.

Elevators

Main Lobby: Six elevators, including three high-rise elevators servicing floors 1–30 and three low-rise elevators servicing floors 1–15 featuring access control, destination dispatch and CCTV.

Freight: One service elevators. Can be made available 24/7.

Electrical Service

Total electrical service of 12,000-amps serves the building. Office power consists of two 1,600 amp, 277/480 volt, 3 phase 4-wire services and 5,600 amps, 277/480 volt, 3-phase, 4-wire service for the telecommunication tenants.

Fire Protection

Fully sprinkled with continuously monitored fire command station.

Generator Power

In addition to the building life safety emergency generator there are two 1,500 kW generators with a 400-gallon fuel day tank and a 10,000-gallon above-grade steel storage tank.