

**GENERAL DESCRIPTION**

<i>Owner:</i>	CNBB Owner LP
<i>Managing Agent:</i>	Paramount Group, Inc.
<i>Leasing Agent:</i>	TBD
<i>Year Completed:</i>	Office Building 1917. Renovated in 1986 and 2012
<i>Gross Building Area:</i>	224,558 square feet 207,907 square feet – Office 9,791 square feet – Retail 6,870 square feet - Storage

**AREA AMENITIES**

<i>Location:</i>	<p>The CNBB building is located on the corner of 14<sup>th</sup> Street and G Street NW which also connects to 1420 New York Avenue NW. The CNBB building was built in 1917 and is one of the few historic collector buildings in downtown Washington DC. The surrounding neighborhood is arguably one of the best served hotel micro-markets in Downtown Washington DC, with eleven first-class hotels located within a three-block radius, including the W Hotel, the St. Regis Hotel, Hay Adams Hotel and the world-renowned Willard InterContinental. The healthy balance of Class A office space and work-class hotels has attracted a multitude of local and national restaurants including Bibiana, J&amp;G Steakhouse, The Hamilton, PJ Clarkes, Carmine's, Graffiato and Del Fiscos' which has in turn attracted an extensive base of quick-service restaurants to the area over the past few years. CNBB's premier location lends well to retail locations as being on one of the most premier corner locations in the Washington DC market.</p>
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**ORIGINAL DESIGN AND CONSTRUCTION**

<i>Architect:</i>	Waddy B. Wood
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**CONSTRUCTION DETAILS**

<i>Number of Floors:</i>	12 Floors above ground. Two levels of underground parking
<i>Floor layout:</i>	Exterior offices with interior work stations. Window views are available on the South, East and West floors.
<i>Typical Floor Size:</i>	22,482 square feet
<i>Floor Load Capacity:</i>	75 pounds per square foot.
<i>Full floor Loss Factor:</i>	Structural drawings are available upon request.
<i>Windows:</i>	The windows on the second floor and above are double-pane glass finished in aluminum frames with a duromodic finish. First floor windows are single-pane including original metal frames and retain their historic structure.
<i>Mullion Spacing:</i>	The mullion spacing is not standard around the building.
<i>Typical Slab Heights:</i>	10 feet 6 inches.

**HEATING, VENTILATION  
AND AIR CONDITIONING***Air Conditioning:*

HVAC is provided by Aaon self-contained units on floors two through eleven. There are five self-contained York units serving the lobbies, B1, B2, and service corridor areas. The cooling towers and pumps are located in the Penthouse/roof level. There is an automatic chemical feed treatment system for the cooling tower and condenser water loop. A Siemens energy management system is in place.

*Heating:*

Heating is provided by electric re-heat coils at volume control boxes serving occupied zones on each floor.

*Equipment Rooms:*

There is one telephone, two mechanical and two electrical closet on floors three through eleven.

*Zoning:*

Single AHU single zone serves approximately 35 VAV's on each floor.

*Standard Hours of  
HVAC Operation:*

Monday – Friday: 8:00 am to 8:00 pm. Saturday: 9:00am to 3:00pm.

*Overtime Charge:*

Prevailing hourly rate for overtime HVAC is \$35.00 per hour, per zone, per floor, unless stated in an individual lease.

**ELECTRICITY***General:*

The office building has one 4,000 AMP service and one 3,000 AMP service. Electricity is supplied by PEPCO to pad mounted bolted pressure switches with GFI's located in the B-1 level of the garage.

**LIFE SAFETY***Sprinkler System:*

The building has a wet sprinkler system serviced by an electrically driven fire pump, and a dry sprinkler system in the dock and two levels of the garage. The 1420 New York Avenue lobby and penthouse area are the only areas not covered by the system.

*Fire Panel:*

The life safety panels are a Cerberus Pyrotronics model CP-35 and a Siemens FireFinder XLS. They are located in the penthouse area of 1420 New York Avenue. The life safety system is monitored by Kastle Security.

*Emergency Power:*

A Cummins 600 KW diesel powered generator is located on the roof. It provides backup power for emergency lighting, life safety systems and three elevators.

**TELEPHONE SYSTEM***Distribution:*

The Main telephone room is located on the B-1 garage level.

**TELECOMMUNICATIONS***Overview:*

Verizon and Comcast offer services to the building through the main telephone room on the B-1 level with connection points at most floors. Certain floors are fed from either above or below.

**BATHROOMS***Layout:*

There are two bathrooms per floor in each tower. Finishes include ceramic vanities and limestone floors. Partitions are finished aluminum and ceiling mounted.

**PASSENGER  
ELEVATORS**

<i>Manufacturer:</i>	Schindler
<i>Number of Elevators:</i>	Six traction elevators serve the office space in the building. Elevator 1 serves floors B2 through 11 in the 1420 tower. Elevator 2 serves 1 through Penthouse levels in the 1420 tower. Elevator 3 serves floors 1 through 11 in the 700 tower. Elevator 4, the hydraulic elevator serves floors B2 through 1 in the 700 tower. Elevators 5 and 6 serve floors 1 through 11 of the 700 tower. The freight car, elevator 7, serves floors 1 through 11.
<i>Elevator Size:</i>	The passenger elevators measure 7' 11" high, 5' 8"- 5' 11" wide and 4'6"- 5' 3" deep.
<i>Elevator Speed:</i>	500 f.p.m. (traction), 100 f.p.m. (hydraulic)

**FREIGHT ELEVATORS**

<i>Manufacturer:</i>	Schindler
<i>Number of Elevators:</i>	1
<i>Elevator Capacity:</i>	5,000 lbs.
<i>Elevator Size:</i>	Elevator 7 measures 5'9" wide, 8'5" deep and 7'5" tall.
<i>Elevator Speed:</i>	500 f.p.m.

**OTHER INFORMATION**

<i>Loading Dock:</i>	The loading dock is located on G Street behind the building. The loading dock is open for deliveries from 5:00 AM to 7:00 PM. Monday through Friday, Saturday by appointment.
<i>Parking:</i>	Two levels of underground parking containing 132 stripped spaces. The parking garage is currently leased to One Parking.

**LOBBY**

<i>Lobby:</i>	The lobby is historic and had granite and marble flooring. The ceiling of the lobby is original with archways made for floral arrangements and/or art work. High-tech LED, recessed, and architectural lighting are found throughout the lobby area.
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