

# Parkway 120

## Building Specifications

**ADDRESS:**

**Parkway 120**  
90 Matawan Road  
Old Bridge, NJ

**OWNER:**

MS Normandy Old Bridge Associates, L.L.C.  
c/o Normandy Real Estate Partners  
1776 On The Green  
67 Park Place East  
Morristown, NJ 07960

**DEVELOPER:**

The Archon Group

**ARCHITECT:**

O'Brien Dietz and Associates  
5 Regent Street  
Suite 509  
Livingston, NJ 07039

**BROKER:**

Trammell Crow Company  
300 Campus Drive  
Suite 200  
Florham Park, NJ 07932  
Tel: (973) 437-2100  
Fax: (908) 437-2021

**DESCRIPTION:**

Attractive, 5-story "Class A" office building featuring highly efficient contemporary design. Building is located immediately off of Exit 120 on the Garden State Parkway, offering easy access from the New Jersey Turnpike and Route 9 and in close proximity to retail shopping, dining and hotels.

**LAND:**

Approximately 10 acres.

**LOBBIES:**

An attractive two-story lobby which includes 20 foot high panels of maple veneer and sandstone flooring designed to achieve a sophisticated contemporary look, as well as an intimate carpeted seating area featuring contemporary leather furniture and a large flat screen monitor and attractive planting which provides an upscale image.

**WINDOWS:**

One inch (1") low-e double insulated lightly tinted glass designed to control heat intake; five (5') foot on center; top of window glass is at nine (9') foot ceiling height to maximize daylighting within building.

**COLUMN SPACING:**

45' x 30' along the building's long side, allowing virtually column-free floor plates.

**FLOOR LOAD:**

100 lb. per square foot live load.

**LOADING:**

Receiving area with dedicated ramp located at south end of building. Double doors provide access to main receiving corridor on first floor.

**HVAC:**

Two (2) 350-ton MarCraft 5-stage component chillers with Evapco cooling towers, serving two central air handlers located on the roof, each serving half of the building (vertically). Terminal delivery via VAV boxes with electric re-heat. Control via Siemens DDC Energy Management System providing precise control.

Design Conditions:

Outside summer: 102 F DB, 75 F WB

Inside summer: 75 F DS, 50% RH

Outside winter: 18 F DB

Inside winter: 72 F DB

**ELECTRICAL:**

Utility Company: JCP&L

Service 4,000A - 480

One large electrical closet houses the transformer and electrical panel on each floor.

Transformer Locations:

Inside main switchgear room. Buss riser duct with step-down transformer at each floor. On-floor transformers and panels to be supplied by tenants.

Wattage per Square Foot:

Eight (8) watts per usable square foot distributed to floors via buss system for tenant space. Six (6) watts per usable square foot delivered to each floor's electrical closet for high- and low-voltage uses

**TELEPHONE:**

Verizon Fiber Optic service to building. Bulk distribution station on property for additional capacity. (2) Telephone rooms located on each floor.

**PARKING:**

734 Surface Spaces

92 Garage Spaces

826 Total Spaces

**SECURITY:**

Electronic access control system is in place in the building. All building entrances and parking areas, including parking decks, are equipped with surveillance cameras. Video recording is provided 24 hours per day, 7 days per week.

**EXTERIOR:**

The buildings' exterior consists of sand-colored pre-cast concrete panels. Window wall is fashioned from aluminum and glass with mullions on a five-foot (5') module. The buildings feature ribbon windows on all four sides. Aluminum lattice accents add a modern, high-tech appearance. The main entrance of the building features a covered pedestrian arcade leading from the main parking areas.

**STRUCTURE:**

Floor: Three-and-one-quarter inch (3 ¼") concrete slab on 1.5 inch metal deck.

Roof: Firestone 60-millimeter fully-adhered single-ply membrane.

**CEILING HEIGHT:**

Slab-to-Slab:

5th Floor	12' 9"
1st through 4th floors:	13' 6"
Finished:	9' 0"

**ELEVATORS:**

Three (3) geared traction, 3500 lb. capacity passenger elevators with custom-designed cabs. Travel speed of 350 feet per minute. Seven foot, six inch (7'6") foot ceiling height.

One (1) 5'8" x 6'6" double-ended service elevator, 3500 lb. capacity with custom-designed cab, serving all floors at both main and freight lobbies. Travel speed of 300 feet per minute. Nine (9) foot ceiling height.

**LIFE SAFETY SYSTEMS:**Sprinkler System:

Parkway 120 is fully sprinklered with concealed sprinkler heads in tenanted areas, and has mains and branch piping in place, with turned-up heads, in untenanted areas. There are three standpipes, one located at each fire stairwell.

Detection System:

Smoke, water flow and thermal detectors are installed throughout the building. Horn strobes with speaker provide ADA compliant notification from main first floor fire command center. Life safety alarms are automatically transmitted to the fire department via central station service. Stairwell pressurization in stairwells. On-floor fire extinguishers.

All elevators are equipped with ADA compliant emergency telephone monitored 24 hours per day, 7 days per week.