



## Pikes Peak Office Condos Core and Shell Specifications

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring Subsurface</b>                       | Concrete ready for floor coverings.                                                                                                                                                                                                                                                                                                                                                  |
| <b>Exterior Perimeter Windows</b>                | Commercial grade Low-E, insulated glass on exterior windows w/ aluminum sash and building standard window coverings                                                                                                                                                                                                                                                                  |
| <b>Exterior Perimeter Frame Walls</b>            | Concrete panel exterior walls, to include R-19 thermal insulation, floor to floor deck above, vapor barrier, 5/8" gypsum board, and electrical outlets per code.                                                                                                                                                                                                                     |
| <b>Restrooms</b>                                 | Fully completed restrooms to included tile wainscot finishes on walls, tile floors, and granite countertops. Fully finished ceilings. All toilet fixtures, toilet accessories (mirrors, waste containers, soap and towel dispenser, etc) are included. Quantities of Restroom fixtures are based on Building Code requirements. All HVAC Plumbing and Electrical power and lighting. |
| <b>Common Lobby and Elevator Lobby</b>           | Fully completed finishes on walls, floors and ceilings. Floors are a combination of porcelain tile, granite and carpeting, with maple wood wall paneling. All HVAC Plumbing (EWC) and Electrical power and lighting.                                                                                                                                                                 |
| <b>Multi-Tenant Corridors</b>                    | Fully completed, finishes on walls, carpeted floors and acoustic, suspended ceilings. Includes full height wall framing. Extent of drywall above ceiling (one or both sides of steel studs) is code/security dependant. All HVAC and Electrical power and lighting.                                                                                                                  |
| <b>Tenant Entry/Exits</b>                        | Fully completed Tenant entry/exit doors within the demising wall between Tenant area and Lobby or Multi-Tenant corridor.                                                                                                                                                                                                                                                             |
| <b>Stairwells</b>                                | Fully completed with finishes on walls, floors and ceilings per building standard. Tenant side of stairwell to be drywall taped and textured ready for Tenant finishes. All HVAC and Electrical power and lighting.                                                                                                                                                                  |
| <b>Electrical/Data Common Lighting and Power</b> | All lighting (includes decorative accent lighting) and power outlets and data boxes are provided within all common areas (i.e., lobbies, utility rooms, multi-Tenant corridors, stairways, etc).                                                                                                                                                                                     |
| <b>Heating, Ventilation, Cooling</b>             | Provides all HVAC for all common areas with controls separate from Tenant areas. Premises to be provided with a main HVAC run. Variable Air Volume (VAV) units located on each floor per each 2,000 SF.                                                                                                                                                                              |
| <b>Fire Sprinkler System</b>                     | Provides all Sprinkler controls and monitoring systems to common utility room. All fire sprinkler heads and alarms are provided within the common area per building standards and Fire Code. Provides sprinkler piping and heads throughout the Premises as required by CSFD.                                                                                                        |