

MILLENNIUM PROPERTY OVERVIEW

6200 SOUTH QUEBEC STREET | GREENWOOD VILLAGE, CO 80111

336,753 RSF

GENERAL INFORMATION

- 4 levels
- 2 underground garages (P1: 78, P2: 58, executive: 26 = 162 spaces), 2 are handicap. Executive garage is 6,351 SF, P1 is 29,525 SF, P2 is 23,700 SF
- 1,105 surface parking spaces, 19 handicap
- 26.5 acres
- Mill I built 1982/Mill II built 1986

HVAC

- Chiller #1- 2002 Carrier (2002, R-134) is a 500 ton machine with a 650 ton BAC cooling tower
- Chiller #2 - York (1986, R-11) is a 550 ton machine, with a 550 ton Evapco cooling tower
- Chiller #3 - Carrier (1998, R-134) is a 650 ton machine, with a 650 ton BAC cooling tower
- Controls - Johnson Controls (mostly pneumatic with some DDC), 4 network controllers JDS-10 (8500) digital controllers, and replacement DX-9100 field controllers, via Metasys embedded Ethernet router, with RG-62 ARCNET cabling)

BUILDING AUTOMATION

- Metasys (1998) Microsoft based
- (1) UPS with (3) 750 kVA modules & (1) UPS with (2) 1000 kVA modules & (1) UPS with 130 kVA

ELECTRICAL

- 13,200V underground feed
- Potential for additional feed from another sub-station on corner of Caley & Quebec
- (1) 2500K transformer (1982) for Mill I and (2) 2500K transformers (2012) for Mill II - deliver approx. 37.5 KVA/ floor
- (3) 1600 KVA diesel generators & (1) 600 KW generator

ELEVATORS

- 5 passenger | 1 freight
- Mill I - (3) passenger cabs (capacity 2,500 lbs.) (1) freight (capacity 4,000 lbs.) Dover hydraulic elevators servicing 4 floors at 125 feet per minute.
- Mill II - (2) passenger (capacity 2,500 lbs.) (1) freight (capacity 4,500 lbs.) Dover hydraulic elevators servicing 2 office floors and 2 parking garage levels at 150 feet per minute.

STRUCTURE

- Constructed of architectural pre-cast concrete core with Twin Tee floor beams topped with lightweight poured concrete allowing minimal interior columns.
- Exterior Curtain Wall: Tan colored pre-cast concrete panels accented with multi-colored earth tone aggregate rock. Millennium I is surrounded by a clear glass, passive solar, envelope system. Millennium II has double-paned clear glass windows.

LOAD

- Mill I - 80 lbs. Per square foot
- Mill II - 160 lbs. per square foot

ROOF

- Dura-Last, 50 mills single-ply EPDM over 1½" high-density fiberboard insulating base. "R" Value = 11

STAIRWELLS

- 14 stairwells

DOCK

- (2) loading docks accessed via the north side of the property.
- Dock A has 3 bays with 11'9" clearance.
- Dock B has 1 bay with unlimited height clearance.

CEILING

- Mill I - 8' 6 ½" ceiling height
- Mill II - 8' ½" ceiling height with 2' raised floor
- Mill II - 8' ½" ceiling height with 6" raised floor

TELECOM

- Century Link
- Verizon