

THE CORPORATE PLAZA
800 Delaware Avenue
Wilmington, DE 19801

Building Specifications

- Building Name: 800 Delaware Avenue
- Address: 800 Delaware Avenue
Wilmington, DE 19801
- Owner: Eugene A. Delle Donne & Son, L.P.
- Building Size: +/-277,900 square feet
- Parking: Owner Controlled adjacent parking is available at a generous ratio.
- Security: Tenant has 24-hour access to the building and parking premises through a card access system. The building is protected by an Radionics Fire/Burglary system.
- Signage: Building standard signage provides tenant identification in the atrium lobby, the elevator lobby and on a suite identification sign.
- Vertical Transportation: The building has six Dover traction elevators with one elevator devoted to freight.
- HVAC : The HVAC system is a combination of a water source heat pump system and a constant volume, dual deck, air system controlled through an electronic direct digital control system, allowing control over areas as small as 1,200 square feet. Base board hot water units supplied along perimeter or original building system.
- Electrical: Building is equipped with dual feed primary power supplied by Connective Power service delivered to the building from two incoming 12KV utility feeders. The two sources of power have an automatic transfer switch. Electrical power up to 10 watts per square foot.

Each tenant floor is served by bus duct electrical risers for lighting, general floor power and heat pumps. In addition, the building is provided with emergency distribution risers which will supply power to all essential life safety building loads. Power, 480V will be distributed by two bus ducts to electrical panels located in two electrical closets located on each floor.

- **Energy Management System:** An Allerton Energy Management System enables integration of automatic temperature controls, lighting control, facilities management and energy conservation.
- **Life Safety Systems:** A closed circuit, electrically supervised fire alarm system, emergency voice communication system and fire fighters telephone system. The building is protected with an automatic wet pipe sprinkler system. The sprinkler and fire standpipe system is combined and supplied from an automatic fire pump installed in the service level.
- **Material Handling:** A covered loading facility that is suitable for 18-wheel tractor trailer delivery is located to rear of the building and has direct access to the freight elevator.
- **Building Management:** Building management is provided by Delle Donne & Associates, Inc. An asset manager and CPA oversees the operational and financial control of the building through a property management administrator. An on-site maintenance engineer provides immediate response to tenant needs and day-to-day maintenance of the building and building systems. Property Management is on-call 24-hours a day.
- **Structure:** The frame of the building is structure assembled from fabricated steel. Floor construction consists of poured concrete with composite floor metal deck spanning to structural steel beams and girders. Columns support the floor framing and transmit loads to building foundation.
- **Roof:** A Carlisle rubber membrane ballasted roofing

system over the original building and a Carlisle membrane mechanically fastened system over the new core.

- **Building Exterior:** Limestone trim and limestone appearance insulated panels, granite base with grey tinted windows. The glazing is high efficiency tempered glass set in light grey metal frames.
- **Entrance:** The entrance is of polished, stainless steel with brass fittings. The entrance plaza and building lobby consists of a 37' ceiling with an open balcony from the second floor and an enclosed glass gallery from the third floor looking into the lobby. The Northern and Southern views of the City of Wilmington are fully exposed. Lobby finish materials include polished stainless, cherry-wood panels, marble columns and marble flooring.
- **Water:** Supplied by the City of Wilmington.
- **Emergency Power:** A radiator cooled, diesel fueled emergency generator will provide power to building emergency systems upon failure of normal electrical service.
- **Telephone:** The telephone d-mark is located in the first floor telephone closet.