

3802 Spectrum Boulevard

UNIVERSITY OF SOUTH FLORIDA RESEARCH PARK OF TAMPA BAY
3802 SPECTRUM BOULEVARD

BUILDING FACTS

Developer/Owner:	University of South Florida Research Foundation, Inc.
Development Manager:	Carter
Architect:	Schenkel Shultz Architects
Contractor:	Skanska
Property Manager:	Carter
Completion Date:	June 2005
Site Area:	18 Acres
Size of Building:	Approximately 96,408 rentable square feet; 3 stories above street level
Total size of Project:	1.2 million square feet of office, research and light manufacturing space



BUILDING STRUCTURE

Structural System

The structure consists of steel columns with poured concrete floors over steel bar joists and metal decking. The post-tensioned beams are supported by conventionally reinforced beams and columns. The columns are located at the core and perimeter of the building. The lateral load resisting system consists of moment-resisting frames utilizing the columns and beams. The foundation consists of vibro-compaction footings separated from the slab on grade.

Live Loads

The structure is designed for an office live load of 80 lbs. per square foot and a dead load of 88 lbs. per square foot, reducible as allowed by the building code.

Column Spacing

Typical column bays are 30 ft. wide

Floor to Floor Heights

The first (1st) floor has a floor-to-ceiling height of 14'0". Floors two (2) and three (3) have a floor-to-floor height of 13'-4". All three (3) floors accommodate an installed ceiling height of 9'0".

INTERIOR COMMON AREAS AND TENANT SPACE

Lobby and Main Floor

Walls over gypsum board substrate at lobby and elevator core. Stone flooring and base in thickset mortar bed. Stone and veneered wood paneled.

Elevator Lobby

Gypsum board ceilings with feature lighting and downlights. Stainless steel accessory elements throughout.

Building Directory

The Tenant's name will be incorporated into the main building directory, located in the building lobby. Additional directory listings will be at the tenant's expense.

Multi-Tenant Elevator Lobby

The multi-tenant floor elevator lobbies feature a design of similar aesthetics as the main elevator lobby.

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Multi-Tenant Floor Corridors

The building shell includes a single, straight corridor that stretches the length of the building. The corridor finishes consist of tile and carpeting, painted drywall, rubber base, 2' x 2' acoustical tile ceiling and 2'x4', three-tube parabolic, lay-in type fixtures. The tenant side of the corridor is exposed metal studs available for the application of tenant's gypsum wall board and finishes, to be done as a part of tenant's work.

Typical Tenant Ceiling

Designed for installation at 9'0" above a finished floor, building standard ceilings will have 2'x2' ceiling tiles with a 9/10' grid. Tenant ceilings tiles and grids shall be installed as part of the tenant build out.

Fluorescent Fixtures

Building standard tenant light fixtures are 2'x4', three-tube, parabolic, lay-in type fixtures. Tenant fixtures will be installed as part of the tenant build out.

HVAC

The HVAC system is based on one (1) ton of cooling capacity for every 300 rentable square feet of the floor area. Average zone sizes are 1,500 rentable square feet and each tenant may control their own heating and cooling via a direct digital control system.

Telephone and Data

Building shell includes a combination telephone and data riser room, located in the core area of each floor. Included in this room are the security riser, fire alarm riser, data risers and telephone risers and a telephone board available for Tenant's use.

Elevators

A total of two (2) hydraulic elevators serve the north and south end of the building. One (1) elevator located on the south end of the building can be configured to serve as a freight elevator.

SECURITY

Security

Building security provided by USF Campus Police. Base building security includes card access system for control of main entries and building lobby.

Fire Protection

A complete sprinkler system with sprinkler heads at one (1) per 225 square feet of usable area. The sprinkler heads are installed in accordance with the andlord's standard ceiling grid pattern, with the heads turned up.

Lightning Protection System

The Building is protected by a Faraday Cage System.



FOR MORE INFORMATION

866 234 9536 (toll free)
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