

FACTS & STATS



Location	Centra Metropark, 186 Wood Avenue South, Iselin, NJ	
Owner	The Hampshire Companies	
Base Building Architect	Kohn Pedersen Fox Associates PC (KPF)	
Structural Engineer	DeSimone Consulting Engineers	
MEP Engineer	Arthur Metzler Associates (AMA)	
Stories	5 including garden level	
Net Rentable Area	Total: 110,000 SF	
Rentable Floor Area	Garden Level: ± 20,000 SF 1st Floor: ± 21,000 SF 2nd Level: ± 20,000 SF	3rd Level: ± 20,000 SF 4th Level: ± 29,000 SF
Construction	Steel frame, aluminum and glass curtain wall façade	
Exterior Glass	Clear & gray, double-glazed, low-e coating, floor (8" sill) to ceiling glass	
Floor Specifications	Ceiling Height 9'-0" – 10'-9" clear Slab-to-Slab Varies: 13'-0" – 14'-9" Window Mullion Spacing 5'-0" Column Spacing 24' & 28'	
Elevators	3 Total: 1 pass. @ 2,500# capacity, 150fpm; 1 pass. @ 3,500#, 150 fpm; 1 pass./service swing @ 4,000#, 150 fpm	
Parking Capacity	403	
Bicycle Parking	14 Exterior racks, conveniently located	
Deliveries	Grade-level entry with garden level staging area	
After-Hours HVAC	Web-access controlled through the building automation system	
Controls	State of the Art fully automatic temperature controls monitoring and control system using field programmable, microprocessor based, native BACnet DDC controllers with communications to a Building Energy Management System (BMS).	

HVAC (State-of-the Art 2011 System)

Hours	Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, 8:00 a.m. to 1:00 p.m.
Cooling	400-ton central condenser water plant utilizing non chemical water treatment coupled with vortex solids separator providing for a chemical-free clean water tower environment
Additional Cooling	24/7 cooling for server rooms available (14 tons per floor) by purchasing condenser water
Zoning	Up to 40 zones (20 interior and 20 exterior), using state-of-the-art DDC controllers on VAV systems
Ventilation	Minimum 20 cfm per person meeting ASHRAE standard 62.1-2007 as well as LEED EQ credit 2 for Increased Ventilation. Rooftop Heat Recovery unit provides ventilation air to each MER floor with airflow monitoring stations to measure outdoor air delivery.
Heating	Hot water supplied by 95% efficient condensing type gas-fired boilers with hot water to be distributed by tenant via overhead fan powered VAV boxes with heating coils. Valved and capped pipe stubs are provided per floor for distribution.
Fans/Air Distribution	Floor-by-floor high EER water cooled VAV units with free cooling economizer coils and MERV 13 (90% efficient) filters. Capped medium pressure supply duct stubs are provided at each floor for distribution.
Electrical	Each floor has main electrical closet with high voltage distribution capable of supplying 6.0 watts/sf for tenant lighting and power loads. Base service is 480/277 VAC. Standby Diesel Generator (elevator/fire pump/emergency lighting). Additional locations are available on grade for tenant-installed backup systems.
Broadband Services	Verizon currently serves the building for data, voice and video transmission. Four 4" risers are located in the telephone closet of each floor that terminate in the garden level incoming telephone service room.
Life Safety	Central addressable fire alarm system, modular in design and can easily be reconfigured, with ample capacity to suit tenant unique requirements.
Fire Suppression	The Building is fully sprinklered and each floor is monitored by the fire alarm system.
Building Access	24-hour access with authorized cardkey entry
LEED Gold Highlights	
Energy Efficiency:	14% overall improvement on code required – in lighting controls and improved daylighting; mechanical systems; increased building insulation & high performance glass; elimination of CFCs, HCFCs and Halon.
Indoor Air Quality:	30% improvement on code required; low emitting construction materials; green housekeeping program.
Building Materials:	Use of recycled & local construction materials; recycling and salvage of 75% of demolition materials.
Sustainable Transportation:	Proximity to mass transit; bike racks & showers available to bike commuters, and preferred parking for low-emitting vehicles.
Water Efficiency:	High efficiency plumbing fixtures; native and adaptive low-irrigation plantings.



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