

General Building Information

Building Name/Address

One and 101 Main Street
Cambridge, MA 02142

Complex/Project Name

Riverfront Office Park

Year Built

One Main Street: 1986
101 Main Street: 1983

Design Architect

Cambridge Seven Architects

Developer

Macomber Development Corporation

Owner

RREEF America REIT II Corp. PPP

Leasing Agent

Cushman & Wakefield

Management Company

CB Richard Ellis - N.E. Partners, LP

Building Type/Use

Multi-tenant/Office

Structural/Physical Information

Total Number of Floors

One Main Street: 14
101 Main Street: 18

Building Height

One Main Street: 210'
101 Main Street: 270'

Net Rentable Area

One Main Street: 322,813 square feet
101 Main Street: 340,908 square feet

Structure Type

Structural steel frame with concrete on a metal deck floor

Exterior Cladding

The property exterior is primarily brick with tinted glass. The building features a fixed ribbon window system.

Lobby Finishes

One Main Street: Mahogany panels in the main lobby, and granite in the elevator lobby, and stairwell doors. The lobby floor consists of Endicott Iron Spot brick pavers.

101 Main Street: Updated in 2000, features natural finish maple wall with brushed stainless steel trim. Flooring consists of thermal granite field and border design.

Hardware Finish

Chrome

Design Live Load

100 pounds per square foot

Number of Passenger Elevators

One Main Street: 6, plus one shuttle elevator serving the 14th floor.

101 Main Street: 6

The passenger elevators offer 4,000 pound capacity.

Number of Freight Elevators

One Main Street: 1

101 Main Street: 1

The freight elevators feature a 4,500 pound capacity.

Number of Garage Elevators

One Main Street: 1

101 Main Street: 1

Parking-Number of Floors

Riverfront Office Park includes a 4-story, above-ground parking garage which connects the two office towers.

Parking-Total Number of Spaces

646 spaces

Parking Ratio

1.0 space per 1,000 rentable square feet

Air Distribution

Both buildings feature a closed-loop circulated water heat pump HVAC system providing heating or cooling anytime of year. Each heat pump typically services 800 to 12,000 square feet and each can be individually controlled by an Energy Management System, offering multiple zone service.

Building Management System

Staeffa Control Energy Management System

Cooling Capacity

101 Main Street: The cooling tower was replaced in May 1999 with a new Baltimore AirCoil dual-cell model, providing 1,600 tons of cooling capacity. This tower has 445 tons of surplus capacity.

One Main Street: A three-cell Baltimore AirCoil cooling tower provides 1,500 tons of cooling capacity. This tower has approximately 560 tons of surplus capacity.

Energy Efficient Cooling

A computerized energy management system was installed in 2001. The system includes a state of the art scheduling and analysis program that has been wired into approximately 800 heat pumps located throughout the two buildings. The project has significantly reduced hot/cold calls by enabling the management team to deliver more consistent heating, ventilation, and cooling and is significantly mitigating energy costs.

Fire Protection System-Type of System

A wet-sprinkler system is in place with concealed heads. Each property features a fire monitoring system, including a fire command station, smoke alarms in mechanical and common areas, loudspeaker system for verbal instructions, and a smoke exhaust system. The parking structure and loading areas are equipped with a dry-type sprinkler system.

Security-Type of System

The security of the building is maintained by 24 hour security personnel, and entrances to the property, loading docks, and tenant amenity areas are controlled by a card access system. After business hours, access to the lobby and tenant floors will be restricted to card access only.

Security-After Hours Access

Tenants must present a Riverfront Office Park ID at the reader located outside the lobby entrance and inside the elevators for access verification before access into the building and access to the tenant floor.

Security-Secured Building Access

Entry to the loading docks are monitored and anyone seeking access must sign in. Visitors/Contractors must be approved in advance by the tenant and must sign in and show proper identification before access is granted.

Telecommunications-Cable Television

- AT&T Broadband
- Comcast

Telecommunications-Fiber Optics

- Verizon
- XO Communications
- Cogent Communications
- Level 3 Communications

Telecommunications-Telephone

- AT&T
- MCI
- Sprint
- Verizon
- XO Communications
- Cogent
- Level 3 Communications

Typical Floor Information

Typical Floor Size

One Main Street: 31,571 rentable square feet
101 Main Street: 23,350 rentable square feet

Ceiling Height

8'4" to 8'6" floor to ceiling

Ceiling Material

Base Building Standard Acoustical panel is done. Suspended 2' x 2' tile lay-in ceiling with reveal edge.

Door Finish

Typical door is 3'0" wide by 8'4" full height solid core red oak veneer doors with painted hollow metal frames.

Floor Load

One Main Street: 70 pounds per square foot
101 Main Street: 100 pounds per square foot

Restrooms/Floor

Each floor has a women's and men's room with ceramic tile floors and walls.

Window Covering

Leveler 1" Riviera aluminum slat blinds, color Dark Bronze #885 at 101 Main Street and Low Gloss Black #892 at One Main Street.