



PROPERTY INFRASTRUCTURE

Site Description

Property Address	Cross Point, 900 Chelmsford St., Lowell MA
Site Area	15 acres
Zoning Code	HRC - High Rise Commercial

Improvement Details

Building Profile	A 14-story, 1.2 millions square foot Class A office property
Year Built	
Building Rentable Area	Tower 1 - 1980, Tower 2 - 1982, Tower 3 - 1984
	Tower 1: 364,773 SF
	Tower 2: 426,815 SF
	Tower 3: 435,735 SF
	Building 14: 13,700 SF
	Total: 1,241,041 SF

Construction

Structure	The property consists of three connected steel-framed 13-to-14-story office towers, a two story concrete-framed parking garage, two steel pedestrian bridge, and a concrete vehicular bridge.
Foundation	
Facade	Slab
Roof	Vertical strips of precast concrete
Windows	EPDM ballasted membrane
Floor Coverings	Glazed aluminum windows
Ceilings	Varied, carpet, tile, VCT
Finished Ceiling Height	14'
Parking	9'6"
	3,951 spaces, 306 of which are in an attached two-level garage.
Loading	Two loading dock areas offering five tail board height loading dock bays

Building Systems

Elevators	21 passenger elevators, 2 service elevators, and 1 freight elevator
Heating & Air-Conditioning	Highly efficient 3,600 ton central chilled water plant Commissioned in 2010. Four centrifugal chillers maximize reliability, redundancy, and "free" cooling opportunities. Tower 1: System plus system (redundant), N+1 cooling system configuration Tower 2 & 3: N+1 chiller configuration Over 4,000 tons of cooling capacity Chilled water for dedicated systems available
Electric Services	99.999% electrical service reliability over the past 18 years using 23kV primary service. Every floor houses 400 amps service, with service available from three separate substations: Meadownbrook #15, Quebec St. and Drum Hill. N+1 transformer configuration achieve redundancy. Diverse feeds.
Energy Management	Towers 1 and 2 have their space temperatures controlled by a pneumatic control system that regulates damper actuation, VAV box controls, and thermostat operations. Tower 3 utilizes an Andover programmable energy management system. Building 14 utilizes electric thermostats for space temperature control.
Life Safety	Fire alarm system is Notifier
Access Control	Premises access control
Utilities	<ul style="list-style-type: none"> Electricity - National Grid / Hess Gas - National Grid / Hess Water & Sewer - City of Lowell





PROPERTY INFRASTRUCTURE

Telecommunications

Diverse and redundant Conduit Entrances

Fiber Optic & Broadband Service Providers

- > Verizon SONET & Verizon Lite-Span
- > AT&T ACCU-Ring
- > Sidera Networks
- > Access to secondary providers (Qwest, Global

Crossing, etc.)

- > Comcast Broadband

Robust Fiber Service

- > Over 1,000 Strands of Fiber Connectivity available
- > Over 10,000 pairs of Copper Backbone
- > Multiple Sources for basic services
- > 3,900 pairs of copper into the facility

No Limitations for High Bandwidth Users

- > Surplus duct space from the street
- > Available floor space in MTER
- > Excessive power and HVAC capacity
- > Potential for backup generator

Existing Wireless Based Services

- > Roof top microwave, cellular and FM antenna space
- > Multiple Wireless providers on site
 - > Verizon Wireless
 - > Sprint Nextel
 - > AT&T Wireless
 - > T-Mobile
 - > MetroPCS



900 CHELMSFORD STREET LOWELL, MA 01851 CROSSPOINTMA.COM