



Parcel ID#:	27-21-29-5480-00-111
Year Built:	1984
Building Class:	B
Rentable Square Footage:	140,879
Common Area Factor:	15%
Submarket:	Maitland
Number of Floors:	3
Building Door Hours:	Monday – Friday 7:00 AM – 7:00 PM Saturday & Sunday – doors are locked; access card is required for entry.
Building Security:	Provided by Datawatch Systems – building doors lock down after normal business hours and an access card is required to enter building.
HVAC Hours:	Monday – Friday 7:00 AM – 6:00 PM Saturday 9:00 AM – 3:00 PM
Elevators:	4 elevators total; 3 passengers and 1 freight
Stairwells:	4 total
Restrooms:	12 total – 2 restrooms per floor (1 men’s and 1 ladies on each floor)
Parking:	3.93 per 1,000 SF 555 total parking spaces
Lighting:	T8-4100K Fluorescent
Roof Type:	Modified Bitumen
Exterior Wall:	Glass thermopane panel
Interior Wall:	Decorative wall construction
Fire Protection:	24 hour building monitoring service and automatic emergency dispatch system provided by Firetronics. Smoke detectors are located within the lobby, walkways, and tenant suites. Fire sprinklers and extinguishers are throughout the common area hallways and tenant suites.
Air Cooling System:	Computer controlled VAV System with water to air cooling system

LOCAL SERVICE PROVIDERS

Electricity:	Duke Energy	407.629.1010
Water:	City of Maitland	407.539.6200
Phone Service:	CenturyLink	866.660.1579
Cable/Phone Service:	Bright House Networks	407.291.2500



Datawatch Customer Service: 800.899.9872

Datawatch Panel Phone: 407.660.1762

Fire Panel Phone:

Elevator Service: Company: Otis
Phone: 800.233.6847
Bldg ID: TAX489908

Elevator Phone Number: 407.660.1802
407.660.1801
407.660.0112
407.660.0113

HVAC Service: Company: STSI

Internal: Phone: 407.682.9881

External:

Niagra: Login:
Password:

Roof Vendor: