

# 400 NORTH PARK FACT SHEET

<b><u>Owner:</u></b>	Cousins Northpark Owner 400 LLC
<b><u>Manager and Leasing Agent:</u></b>	Cousins Properties Incorporated
<b><u>Location:</u></b>	1000 Abernathy Road, Atlanta, GA 30328, at the intersection of Abernathy Road and Peachtree-Dunwoody Road
<b><u>Building Nomenclature:</u></b>	<u>18 Tower</u> <u>17 Tower</u> <u>16 Tower</u> <u>15 Tower</u> <u>14 Tower</u> <u>12 Tower</u> <u>11 Tower</u> <u>10 Tower</u> <u>Crossover Floor High/Low Rise</u> <u>9 Tower</u> <u>8 Tower</u> <u>7 Tower</u> <u>6 Tower</u> <u>5 Tower</u> <u>4 Tower</u> <u>3 Tower</u> <u>3 Garden Rooftop</u> <u>2 Tower</u> <u>2 Garden Offices</u> <u>1 Tower</u> <u>1 Garden Offices</u> <u>Lobby</u> <u>A Parking</u> <u>B Parking</u> <u>C Parking</u> <u>D Parking</u> <u>E Parking</u>
<b><u>Gross Area:</u></b>	612,610 square feet
<b><u>Rentable Area:</u></b>	586,256 square feet
<b><u>Rentable Area Per Floor:</u></b>	Typical: is approximately 24,000 square feet
<b><u>Load Capacity:</u></b>	70 pounds per square foot
<b><u>Exterior Construction:</u></b>	Mullionless system of insulated vision glass, spandrel glass and granite.

**Heating, Ventilation and Air Conditioning:**

Air distribution on a typical floor utilizes a loop primary air distribution main, serving cooling only variable volume terminal units on the interior zones, and heating/cooling intermittent fan powered terminal units at the perimeter. Heat in the fan powered terminal units is of the electric resistance type. A typical high rise floor provides:

- 14 perimeter zones (heating and cooling)
- 6 interior zones (cooling only)
- 1 core zone

A direct digital control system is used on all central equipment and a standard pneumatic control system is used for terminal units.

**Bay Depths:**

Tower varies from 25' to 36' wide and 30' deep. Garden is post tension long span joists with bay sizes of 28'x60'.

**Parking:**

5 level garage; 1,654 spaces

**Lobby:**

The lobby in the tower has a polished granite floor with flame cut granite walls and a gypsum ceiling. Stainless steel accent strips are incorporated as a detail in the granite walls. The lobby was renovated in 2010 and included a new lobby desk, outdoor landscaping that is visible from the lobby. Two seating groups are incorporated in the lobby – white marble insets support the seating groups.

**Ceilings:**

A Donn ZXLA grid is implemented with USG Eclipse 2 X 2 ceiling tiles.

**Elevators:**

A total of 15 elevators, manufactured and installed by Dover Elevator Company, service the building throughout the business day. Elevator cab floors are polished granite. Returns are stainless steel with leather panels used on the surrounding three walls.

***Tower***

Four (4) low rise elevators, 3,500 pounds capacity at 400 feet per minute (fpm) travel time serve Lobby and Floors 1 through 10. Three (3) high rise passenger elevators, 3,500 pounds capacity at 800 fpm travel time serve Basement, Lobby and Floors 10 through 18 with additional stops at floors 3, 2 and 1. One (1) freight elevator, 4,500 pounds capacity at 400 fpm travel time serves Basement Level through 18.

***Garden / Parking Deck***

Four (4) passenger elevators, 4,000 pounds capacity at 400 fpm travel time serve all parking deck levels, two levels of garden offices and garden rooftop. One (1) service elevator, 4,000 pounds capacity at 350 fpm travel time serves two levels of garden offices and garden rooftop.

***Retail Bridge***

Two (2) hydraulic passenger elevators, 4,000 pounds capacity, serve motorcourt and 1st and 2nd floor of retail bridge.

**Lighting:**

Light fixtures are provided on the basis of (1) fixture per 80 square feet of usable area. The building standard fixture is a three lamp, 2x4 parabolic fluorescent troffer.

**Windows:**

Tinted, double glazed reflective glass.

**Doors:**

Solid core African mahogany full-height doors are used throughout the building.

**Hardware:**

Polished chrome Sargent lever hardware is used throughout the building.