

# 9500 ARBORETUM

## Property Information Sheet

Address: 9500 Arboretum, Austin, TX 78759  
Building Rentable SF: 189,654 RSF

Type of construction: Concrete beam construction with post tension cable system. Built-up roof with anti wind lift ballast. Double pane windows with tinting. Granite veneer curtain wall. Light wells for underground level.

Year Built: 1987  
Year Renovated: 1998

Onsite Amenities:  
Site: 5.80 acres of sloping land.  
Atrium: Dramatic 4 story lobby atrium.  
Conference Room: Dramatic views from 4<sup>th</sup> story library and conference center.

On-site Management:  
Structured Parking: 100% structured tenant parking  
Loading Dock: Loading dock with power leveler

Parking: 631 total spaces in the parking garage  
33 parking spaces at the front of the main entrance.

HVAC: Four 350 Ton Trane CVHE chillers  
Two 1400 Ton Baltimore Air Coil cooling towers  
Barber Coleman 2100 System EMS (monitors/controls lighting and A/C)  
Titus VAV system with perimeter electric heat strips

Elevators: 4 geared Otis elevators  
1 hydraulic freight Otis elevator

Windows: Dual pane glass units with tinting

Electric capacity: Three Westinghouse switch gears = 13,000 amps.  
480/ 3 phase input volt – transformers stepdown power to 120/208 volt  
277 volt fluorescent lighting  
Capable for multiple substation feed  
500 KVA Uninterrupted Power System (15 minutes)  
The central plant located in the garage houses all electrical components and is routed via an 8' height utility tunnel connected to the building.

Life Safety: A 350 KVA Kohler Emergency Diesel generator supplies power for fire pump, 1 elevator, "path of light" and security system.  
A new addressable fire alarm system was installed in 1999.

ADA: Parking spaces and path of egress are ADA compliant.  
ADA compliant restrooms on B2, B1 and Ground floors