



MILESTONE BUSINESS PARK

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Square Footage	133,140
Acres	8.97
Use	Flex
Zoning	TMX-2
Year Built	2002
Developer	The Peterson Companies
Architect	Hickok Warner Fox Architects
LEED Designation	N/A
Number of Floors	2 levels above grade
Typical Floor	103,140 sq. ft (1st floor) / 30,000 sq. ft (2nd floor)
Ceiling Heights	9'0" finished in the office areas / 14'8" finished in the manufacturing areas
Parking / Parking Ratio	369 surfaces spaces / 4 spaces per 1,000 sq. ft.
Access Control	Perimeter access control is provided by Kastie Systems
Roof and Penthouse System	Built-up, insulated with rubber membrane and rock ballast roof system. The roof warranty expired in 2012.
Heating & Air-Conditioning	
<i>System Type</i>	Roof Top Units (RTU) with air cooled condensers. Seven units are constant volume units which are used over the manufacturing areas. Three units are variable frequency drive (VFD) units that supply air to variable air volume (VAV) boxes in the office areas.
<i>Controls</i>	Direct Digital, controlled by an Energy Management System (EMS)
<i>Operating Efficiency</i>	Variable Frequency Drives (VFD), Variable Air Volume (VAV) boxes, Energy Management System (EMS)
Elevators	One hydraulic Otis elevator rated at 3,000 pounds capacity
Structural System	Steel frame construction with composite concrete decking
Floor Loads	Minimum of 100 pounds per square foot live load
Electrical Power	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, with transformers supplying service to the electrical rooms
<i>Source</i>	4000 amp electrical service
<i>Tenant Power</i>	2.0 watts/SF for lighting, 5.0 watts/SF for receptacle and equipment use, and 1-1/2 watts/SF spare capacity
Building Emergency Power	The building has one 200 kw, 480/277 volt, 3 phase, 4 wire diesel generator