

WESTPARK

1111-1129 Westchester Ave.
White Plains, NY 10604



PROPERTY SPEC SHEET

Owner:

Westpark Associates, LLC

On-Site Management:

Albert B. Ashforth, Inc

Tenant: PepsiCo – both 1111 and 1129

Location:

1111-1129 Westchester Avenue
White Plains, N Y10604

Zoning:

SBL:131.16-1-1
Office Building Use

No. Stories:

1111 4 stories with covered parking
1129 4 stories with covered parking
Total Building Area

1111: 234,281 square feet

1129: 132,179 square feet

Year Built:

1984

Year Renovated:

1997

2013-2015

Renovation Architects:

Various

Construction Type:

Concrete on slab with double insulated window

Acres:

25

Ceiling Heights:

Slab to Slab – 10'

Floor to joist – 8'

Utilities (Water/Gas/Sewer):

Con Ed for Gas and Electric

City Of White Plains for Water and Sewar

Building Access:

24/7

Electrical Specs:

1111: electrical power consist of a 5000amp main service, which is equally distributed throughout the floors

1129: electrical power consist of a 4000amp main service, which is equally distributed throughout the floors

HVAC Specs:

(See Attached Following Pages)

HVAC Hours:

7am-7pm Monday-Friday

OT: Operating Engineer's rate

Telecom:

There is one POE in each garage that has AT&T and Verizon fiber and copper services.

Number of Elevators:

1129: 3 elevators – passenger

1111:6 elevators – 5 passenger 1 freight

Life/Safety:

Both buildings are fully sprinklered with wet systems for occupied areas and both parking garages are fully sprinklered with a dry system.

Parking Ratio:

Surface parking: 1127 spaces

1111 interior spaces: 96 spaces

1129 interior spaces 66 spaces

Total Spaces: 1,289

Loading:

1 loading dock at each building

Signage:

Interior – lobby / Exterior – 1 on each building

1 sign at entrance

Amenities:

On-site management, onsite security, fitness center, café with outdoor seating, Tenant sponsored shuttle service, ATM on site, B-Line bus stop on site

Onyx Management Group, LLC

900 Route 9 North, Suite 400 · Woodbridge, NJ 07095 · (732) 362-8800 · Fax (732) 362-8801 · www.onyxequities.com

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PROPERTY SPEC SHEET

1111 Westchester Avenue

Mechanical Information

Building 1111's Air Handling is a Variable Air Volume (V.A.V.) system which consists of two main systems: North AHU#1 and South AHU#2. Each AHU system is identical to one another and has: two Joy axial vane 75 HP fans and one Joy 50HP return fan, one chill water cooling coil, one filter bank with both pre and bag filters and an electrical coil for morning warm-up. Both AHUs have discharge, supply, and mixed air dampers. Twenty percent outside air is introduced through the minimum air dampers at all run times.

The air conditioning and heating equipment is located in the north side mechanical room.

Air conditioning equipment consists of two (2) York YMC² 335 Ton Magnetic Centrifugal chillers with R-134A refrigerant. The chiller replacement project took place in 2014 and the current York YMC² replaced two (2) Trane units. Chilled water is carried to the chill water coils by one 25-hp Bell and Gosset VFD pump with a ABB VFD starter. There is also a 25-hp standby. Condenser water is brought from the chiller by a 40-hp Bell and Gosset Pump with a ABB starter to updraft Baltimore Aircoil cooling towers. There is also a 40-hp Bell and Gossett pump as a stand by. The Chiller rooms are ASHRAE-15 compliant.

Heating Equipment consists of two Cleaver Brooks 60-hp, 2.6 million BTU hot water boilers. The boilers are dual fuel burners that can run on natural gas and #2 oil. Hot water is supplied to the floor perimeters by two 5-hp Weinman pumps; a third serves as backup. Oil is stored in a buried 2,000-gallon tank, installed on 11/98 and meets all EPA UST standards. Two Kraissl fuel pumps carry oil to a 250-gallon day tank located in the north mechanical room. New boilers are scheduled to be changed out in the 2015 summer season.

There is a Quincy air compressor that supplies air to all pneumatic controls. Accompanied by a Hankonson Air drying system.

All main mechanical equipment and VAV systems are monitored by an open source platform with a Johnson Controls Niagara framework.

Electrical power consists of a 5000 amp main service, which is equally distributed throughout the floors.

Electric hot water heaters distributed throughout the building supply hot water for domestic use.

WESTPARK

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PROPERTY SPEC SHEET

1129 Westchester Avenue

Mechanical Information

Building 1129's Air Handling is a Variable Air Volume (V.A.V.) system with air supplies by a single air handler consisting of: Two Joy axial vane 100hp fans and one Joy hp return fan, one chill water cooling coil, one filter bank with both pre and bag filters and an electrical coil for morning warmup. Discharge, supply, and mixed air dampers modulate to provide required air temperatures. Twenty percent outside air is introduced through the minimum air dampers at all run times.

Air conditioning equipment consists of one (1) 422 Ton York YMC² magnetic centrifugal chiller with R-134A refrigerant. Chilled water is carried to the chill water coils by one 15-hp Bell and Gossett VFD pump with a ABB VFD starter. There is also a 15-hp standby. Condenser water is brought from the chiller by a 40-hp Bell and Gossett pump with a ABB starter to two updraft Baltimore Aircoil cooling towers. There is also a 40-hp Bell and Gossett pump standby. The Chiller room is ASHRAE-15 compliant.

Heating Equipment consists of two Cleaver Brooks 40-hp, 1.8 million BTU hot water boilers. The boilers are dual fuel burners that can run on natural gas and #2 oil. Hot water is supplied to the floor perimeters by two 5-hp Weinman pumps; a third serves as backup. Oil is stored in a buried 2,000-gallon tank, installed on 11/98 and meets all EPA UST standards. Two Kraissl fuel pumps carry oil to a 250-gallon day tank located in the north mechanical room. Boilers are scheduled to be replaced in the summer of 2015.

There is a Quincy air compressor that supplies air to all pneumatic controls. Accompanied by a Hankonson Air drying system.

All main mechanical equipment and VAV systems are monitored by an open source platform with a Johnson Controls Niagara framework.

Electrical power consists of a 4000 amp main service, which is equally distributed throughout the floors.

Electric hot water heaters distributed throughout the building supply hot water for domestic use.

1111 Westchester Avenue



1129 Westchester Avenue



