

ONE FOUR NINE
NEWBURY

SPECIFICATIONS	DELIVERY Q2 2023
LOT SIZE	14,500 SF
ZONING	B-3-65 (General Business) zoning district of the Boston Proper Zoning District.
BUILDING HEIGHT	65' 0" to roof parapet
CEILING HEIGHTS	Ground Floor: 14' floor-to-floor Floors 2-5: 12'8" floor-to-floor
STRUCTURE	Steel structure with concrete floors and masonry perimeter.
ELEVATOR	5-stop Otis passenger elevator with luxurious custom cab finishes and 4,000 lb capacity.
STAIRWELLS	Primary lobby access stairwell with premium finishes and natural light encourages use and provides alternative to elevator. Secondary stairwell for additional means of emergency egress.
ELECTRICAL SYSTEM	208/120V, 3-phase 4-wire; dedicated vault transformer; emergency generator and emergency riser.
TENANT ELECTRICAL SERVICES	Retail Typical per Tenant: 200 Amps. Service and panels delivered to Premises and separately metered. Office Typical per Tenant: 250 Amps. Service and panels delivered to Premises and separately metered.
HVAC SYSTEM	Primary heating & cooling via Variable Refrigerant Flow (VRF) system with MERV-13 air filtration. Fresh air & exhaust via Dedicated Outdoor Air System (DOAS) with MERV-13 air filtration to provide conditioned outdoor fresh air into the building.
AMENITIES	Indoor secured bike storage. Touchless access control systems and primary stair featuring natural light and high-end finishes.
SECURITY/CONTROLS SYSTEM	Computer-based expandable card/mobile phone access system using proximity-type access cards. Card/mobile readers will be provided for building entrances and elevator cab. Perimeter cloud-based security system.
COLUMN SPACING	20 FT; only 5 interior columns per floor.
HEALTH & WELLNESS	Expanded feature stairwell with natural light, upgraded MERV-13 air filtration, antimicrobial surfaces and materials, touch-free fixtures, automatic openers.
LOADING	Loading occurs in the rear of the building off of Public Alley 434; accessible from Dartmouth St.
FIRE/LINE SAFETY	The building is fully equipped with a sprinkler system.
LEED CERTIFICATION	Gold