

Building Two Features

Design Concept	<ul style="list-style-type: none">• Class A Wet Lab/Office Building designed for a flexible life science environment• Large floor plates: 38,000 rentable square feet per floor• Accommodates a range of occupancy needs from full or partial floor laboratory and/or office users• Registered for “Silver” LEED classification
Construction	<ul style="list-style-type: none">• Modern contemporary brick, metal, and glass exterior• Concrete structural floor system• 14 foot floor to floor dimensions• 100 pounds per square foot live load capacity
Column Spacing	<ul style="list-style-type: none">• Designed for optimal laboratory casework modules• “Wet columns” strategically located throughout the interior to facilitate ease of access and connection for each lab’s drainage requirements

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Elevators	<ul style="list-style-type: none">• Central core with three geared elevators• Separate service elevator with direct access to loading dock limiting service traffic in public corridors
Lobby	<ul style="list-style-type: none">• Security 24 hours per day/7 days per week• Secure loading docks• Recycling room, rest rooms, and vending area
Security Systems	<ul style="list-style-type: none">• Security desk with CCTV monitoring of building perimeter and main elevator lobby• Card reader access at building entrances to main lobby
Electrical	<ul style="list-style-type: none">• Dual feed service from two separate BG&E Substations• Generator for base building life safety systems
HVAC	<ul style="list-style-type: none">• Flexible mechanical infrastructure• Stainless steel risers for tenant laboratory exhaust requirements

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Fire Protection & Life Safety Systems	<ul style="list-style-type: none">• Automatic fully sprinklered fire protection system• Addressable fire alarm system and voice evacuation system
Telecommunication and Fiber Optic Systems	<ul style="list-style-type: none">• Ground floor telecommunications room• Sleeves provided at each closet floor slab
Parking	<ul style="list-style-type: none">• Garage in UMB BioPark totals 638 parking spaces
Special Features and Amenities	<ul style="list-style-type: none">• State-of-the-art conference facility and auditorium• Fitness center on the ground floor• Planned Café on ground floor with outdoor seating
BioInnovation Center	<ul style="list-style-type: none">• Grouping of wet labs, offices and shared support rooms available on a short-term basis• Ideal for early stage and emerging life science companies• Surge space for tenants expansion