

## Flintridge Building

### Data Sheet

#### Building Floor Area (SF)

	Ground	First	Second	Third	Fourth	Total
Gross Building Area	69,168	69,168	69,168	70,640	45,000	323,144
Mechanical Common Area	16,794	12,335				
Useable Area	45,217	52,856	45,000	45,000	15,000	203,072
Printshop	1,392					
Storage Space	3,602					
Rentable Floor Area	67,004	65,191	45,000	45,000	15,000	237,195

#### Utilities

**Electrical Service:** Alabama Power Company; 3000KW 480 Volt 3 Phase power

**Natural Gas:** Spire Energy:

**Water:** Birmingham Water Works; Fire and domestic water service

**Sanitary Sewer:** Jefferson County Environmental Services

**Telephone:** AT&T

#### Building Systems

**Cooling:** Carrier Model 30XW400, 400 ton dual circuit chiller with Marley cooling tower. Chiller was installed in 2014 and has two years in service.

**Heating:** steam baseboard heaters served by three boilers which require rehabilitation.

#### Roof Top Leases

**AT&T:** Monthly rent \$2,197 Term 10/1/21 to 9/30/26. Mutual termination clauses upon 6 months notice

**T-Mobile USA; Inc:** Monthly Rent \$2,780. Term 10/1/21 to 9/30/26. Mutual termination clauses upon 6 months notice