Property Fact Sheet

PENTAGON VILLAGE

PROPERTY ADDRESS:	4971 West 77th Street, Edina, MN
BUILDING TYPE:	Class A
TOTAL RENTABLE AREA:	87,480 SF (dual building concept - estimated for each building) Floor 1-4: 18,000 rentable SF approximately Floor 5: 15,480 rentable SF approximately + 2,500 SF ground floor patio & 1,250 SF 5th floor terrace
NUMBER OF FLOORS:	5 floors
YEAR BUILT:	2023 estimated delivery or 14 months from the beginning of construction
PARKING:	35 surface spaces ǀ 423 covered ramp spaces in the (3) level Pentagon Village Parking Ramp is expandable up to 6 levels and 861 spaces as needed
PARKING RATIO:	4.5 spaces per 1,000 SF dedicated to the office building
EXTERIOR FINISHES:	The exterior finishes include metal panel, floor to ceiling glass curtain walls and storefront systems and architectural precast wall panels
INTERIOR FINISHES:	Class A urban and contemporary finishes
WINDOW HEIGHT:	11'6"
DECK HEIGHT:	14' (floor to floor)
ELECTRICAL SYSTEMS:	3000 amp 480 volt service. One central electrical meter, Provide a 1200 amp riser buss going from the main switchboard to the top floor, with one 400 amp bus plug on each floor to supply power for each floor. 6 – 400 amp 480 volt panels, one on each floor. 6 – 75 kva transformers, one on each floor. 6 – 225 amp 208 volt panels, one on each floor
TELECOM:	Fiber Optic
HVAC:	Two packaged rooftop units to provide the cooling with multiple compressors, supply and return fans with vfd's, modulating gas heat and spring isolation plenum curbs. The heating will be via hydronic heating system including two (2) 96% high efficiency boilers with redundancy, redundant pumps with vfds, supply and return vertical risers with valves on floors 2 through 5. All final distribution duct work and VAV's will be part of the tenant build out. Provide a building common area toilet exhaust and a complete building automation controls system.
QUOTED NET RENTAL RATES:	$28 PSF Net
TAX & OPERATING COSTS:	$15.00 PSF (2023 est.)
AMENITIES:	Tenant roof deck. Additional amenities customized to tenants needs