

THIRD FLOOR SPACE AVAILABLE

Mr. Lagos is one of the very few hands on property owners. He is in the building nearly every day. Jim Beck our engineer is present several times each and every week. He monitors all of the building systems 7 days a week. He controls the heating and cooling from the building and from home 365 days per year. There is no other space or property owner available that have these systems and staff in place. We maintain three Kone Ecoglide elevators and freight elevator entirely at our cost.

We maintain all the common areas of the building from the 4th floor all the way down to the first floor and the common area of the Bushnell Event Center on the lower level. The event center is a great feature for your company holiday parties, meetings and seminars that are too large for your space. Ask for special pricing given to our valued businesses.

We maintain and pay for all snow removal, natural gas and water and sewer for the entire building.

All windows are double-paned glass with argon gas in the middle. This acts as a blanket, the windows are lukewarm to the touch even if it is 20 degrees below zero and cool to the touch on the hottest days of the summer. This is a great energy savings for you as your electricity bill will reflect making the 3rd floor an energy cocoon.

The entire Bushnell Building is Platinum LEED Certified by the U.S. Green Building Council. The Leadership in Energy and Environmental Design program of the U.S. Green Building Council rates the entire quality of the space and the environment for employers and customers. Space can be either LEED certified, Silver LEED certified, Gold LEED certified, or Platinum LEED certified. I am certain that no other space you are considering has any LEED certification whatsoever. We are proud that we received all 10 energy points in the LEED certification process. This is the maximum that can be achieved. This is unheard of for an 1893 building. That means the building is extremely energy efficient. The building is essentially an energy cocoon. All of the walls are very heavily insulated. The roof is heavily insulated and reflects heat.

The Bushnell Building is one of only 10 buildings in the United States of America which are both on the National Historic Register and Platinum LEED Certified. The Bushnell Building is by far the oldest and largest of these buildings in the United States of America. This is tremendous national recognition.

The entire 3rd floor has an ardex floor. This is poured in place concrete with gypsum mixed throughout. The floors absorb sound. The ardex floors are covered by carpet tiles which absorb sound. Both the ardex floors and the carpet tiles are very soft to walk or stand on. Both are fire rated. The ceiling has a thick acoustical sprayed on system. This also kills sound. I am certain

that none of the other buildings you are considering have these types of floors or ceilings. The lighting is highly efficient. It actually dims down in bright sunshine and powers up again when the sun is not shining on that side of the building.

The third floor has daylighting on all 4 sides. There are blinds on each window that can be lowered if the daylighting is too much. Every office and every cubicle on the floor will seem like a corner office to its occupant. This building is unique in our community. There are two sets of men's and women's restrooms on the floor. No one has to leave the space. The restrooms on the south side of the building were more than doubled in size. There will never be any waiting for anyone needing to use the restrooms. There are two separate janitor's closets with mop sinks for the Tenant to clean the space efficiently.

There are three restaurants available on the premises. Casa Centro, Stella Bleu Bistro and Season's Kitchen. Both Casa Centro and Stella Blue have outdoor patios for lunch and dinner. Mary Ellen's studio is located on the 2nd floor. It offers a variety of spa treatments which your staff members could enjoy during their lunch hours or after work.

Some long term leases and certain business industries can be considered and qualify and for lease abatements. This is on a case by case basis. To see what you can do, schedule a meeting and tour with Mr. Lagos to learn more.