

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

National Business Park 318
Annapolis Junction, MD

DEVELOPER/MULTI-TENANT PROJECT
CORPORATE OFFICE PROPERTIES TRUST (COPT)
New Construction

4 stories
125,000 gross sq. ft.
105,000 access floor sq ft.

PRODUCTS USED:
ConCore® 1000
Underfloor Wiring & Cabling

LEED CERTIFIED: GOLD RATING
Winner of NAIOP's Green Development Award



"We analyzed the building's first cost and compared that to the annual energy savings. Working with Clark Construction, we broke out the premium costs, and found them to be about \$2.84 per square foot. To achieve an 11 percent unleveraged cash yield on this cost, we would need to get an additional 31 cents in rent on an annual basis. The modeled energy cost savings on this building is 70 cents per square foot. With these savings, other green benefits such as reducing our liability exposure for things like mold and sick building syndrome are free added benefits." COPT's Economic Sustainability Statement

TATE AUTHORIZED DEALER
Irvine Access Floors
Laurel, MD

ARCHITECTURAL FIRM
Gensler
Baltimore, MD

GENERAL CONTRACTOR
Base Building: Clark Construction
Bethesda, MD

Interior Fit-Up: Whiting Turner
Baltimore, MD

ENGINEERING FIRM
Whitman Requardt
Baltimore, MD

Subject

NATIONAL BUSINESS PARK 318

The National Association of Industrial and Office Properties (NAIOP), the nation's leading organization representing the interests of commercial real estate executives engaged in industrial, office and mixed-use development, awarded Corporate Office Properties Trust its first national Green Development award for its National Business Park Building 318, a four-story, 125,000-square-foot speculative building in Annapolis Junction, Maryland. One of 12 projects that COPT has registered in the U.S. Green Building Council's pilot program for Leadership in Energy and Environmental Design (LEED) Core & Shell Development, the project was designed with a Silver LEED rating anticipated. Instead, it received Gold. A primary goal during design was flexibility in a potentially high churn arena. Tate Access Floors was able to provide an underfloor distribution service for their wire and cabling needs that fit the bill.

Any developer will tell you that flexibility in design is a key factor for leased spaces. Different tenants have different needs, so an office layout that works for one may not always work for another. That's where Tate's underfloor wire and cable system comes in. Integrating within a building's 'Core & Shell', the raised floor provides easy access to service pathways, with finished floor heights that accommodate any capacity need. In-floor power, voice and data modules provide point of use termination at any location on the floor plate for any type of workstation and application. With this "plug & play" feature, relocation as churn occurs is accomplished quickly, easily and cost-effectively unlike fixed service locations which require abandonment and generate waste. By utilizing Tate's underfloor service distribution system, National Business Park 318 is a flexible office space able to meet any tenants needs, now and in the future.

Tate[®]