

Bank of America Plaza

TIMELESS ELEGANCE. ENDLESS AMENITIES. WORLD CLASS.

BUILDING FACTS & STATS



Bank of America Plaza

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Description	<p>Bank of America Plaza is a BOMA TOBY and TBBJ Award Winning, 42-story Class “A” office tower located at the corner of East Kennedy Boulevard and North Tampa Street in the heart of Tampa’s Central Business District.</p> <p>With approximately 791,000 rentable square feet of office and retail space, Bank of America Plaza spans two city blocks making it one of the largest and most prestigious office developments in both Florida and the Southeast.</p>
Awards	<p>BOMA 360 Performance Building awarded for all-around excellence in building operations and management</p> <p>BOMA Award Winner – The Office Building of the Year – 2012, 2013, 2014, 2015 and 2019</p> <p>BOMA Southern Region Award Winner - The Office Building of the Year – 2014, 2015, 2016</p> <p>Tampa Bay Business Journal “Best in the Biz” – Best Office Building - 2011, 2012, 2013 and 2014</p> <p>Tampa Bay Business Journal “Best in the Biz” – Best Management Team - 2011 and 2012</p>
Ownership	Banyan Street Capital
Management	Banyan Street Capital
Leasing	CBRE, Inc.
Leasing Contact	<p>Philip J. Weber, First Vice President (813) 380-8035 philip.weber@cbre.com</p> <p>Barry Hanerfeld, Senior Vice President (813) 273-8430 Barry.hanerfeld@cbre.com</p>
Developer	Paragon Group, Inc.
Building Architect	HKS, Inc.
Space Planning Architect	Gresham Smith
Year Completed	1986
Rentable Square Feet	Office Tower: 774,476 SF Street-Level Retail: 16,860 SF
Floor Plate	20,155 SF
Common Area Factor	Multi-tenant floors: 19.25% Single tenant floors: 12.50%

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Operating Expense History

2020 - \$12.72 (estimated)
2019 - \$12.74 (estimated)
2018 - \$12.22
2017 - \$11.67
2016 - \$11.69

Parking

A 14-level parking structure with 1,260 parking spaces and a ratio is 1.5/1,000 is connected to the Building by an enclosed sky-bridge.

Unreserved Space: \$140.19 per month (plus applicable sales tax) *

Reserved Space: \$233.65 per month (plus applicable sales tax) *

*parking rates are subject to change from time to time

Visitor parking is also available in the parking garage at \$2.00 per half hour, max \$30.00 per day.

Hours of Operation

Monday–Friday, 7a.m. – 7 p.m.
Saturday, 8 a.m. – Noon

After-Hours HVAC

\$45 per hour, with a 2-hour minimum

Elevators

Passenger Elevators

Low-Rise (Floors 1-17): Serviced by 6 elevators, each with capacity of 3500 lbs. and speed of 500 f.p.m.

Mid-Rise (Floors 18-31): Serviced by 6 elevators, each with capacity of 3500 lbs. and speed of 700 f.p.m.

High-Rise (Floors 32-42): Serviced by 5 elevators, each with capacity of 3500 lbs. and speed of 1200 f.p.m.

All elevators are equipped with ThyssenKrupp TAC 50 controls that utilize a **state-of-the-art destination dispatching system** to enhance traffic flow and reduce passenger “time to destination”. This system utilizes the latest technology in vertical transportation systems.

Elevator interiors are appointed with solid African mahogany walls with bronze in-lays, ceilings with stepped frames and metal weave in-lays and subdued surround lighting. The doors are bronze with etched patterns mimicking the building design. Each elevator cab also has two TV monitors that feature local news.

Elevators are equipped with security cameras which have been discretely installed in each cab. These cameras are monitored by building security.

Service Elevator

There is one dedicated freight elevator serving floors 1-42, with a capacity of 4500 lbs. and speed of 500 f.p.m.

The service elevator is also equipped with ThyssenKrupp TAC 50 controls and an upgraded drive assembly.

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Security/Access

The Building is staffed by security personnel 24-hours a day to continuously monitor the CCTV and security systems. In addition, uniformed attendants patrol the building, parking structure and surrounding area from approximately 6:00 A.M. until 11:00 P.M., Monday through Friday and from 7:00 A.M. until 1:00 P.M. on Saturday.

Tenants working after normal business hours can be escorted to their car in the parking structure by security personnel until 11:00 p.m.

After-hours access for tenants is provided via a card key system. The card key allows access to the Building any time after regular business hours and to the parking garage after 5:00 p.m. on weekdays and anytime on weekends.

Amenities

Bank of America Plaza offers the finest amenity package available in any Class A office building in the Tampa Bay area. The Landlord continues to escalate and improve the amenity mix to reflect corporate trends and best in class offerings. Those amenities include:

Tampa Club:

The top two floors of Bank of America Plaza are occupied by the private Tampa Club. The Tampa Club currently serves breakfast, lunch and dinner. Meeting facilities are also available for private functions.

Bank of America:

The first floor of Bank of America Plaza offers the convenience of a major financial institution with both personalized customer service and "Fastrac" automated banking functions.

Fitness Center:

This first-class health and wellness facility for the exclusive use of Bank of America Plaza tenants features a full line of weight equipment, cardio equipment and free weights. The facility is fully-equipped with showers and complimentary restroom amenities. There is no charge to tenants to use the facility. Group classes and personal training are available at additional cost.

Concierge Services:

A full-time concierge is available to answer unlimited requests from Bank of America Plaza clients, including car care, travel arrangements, theater tickets, dinner reservations, gift delivery and catering.

Tenant Conference Center:

A conference center is located on the 2nd floor for the exclusive use of Bank of America Plaza tenants. The center is W-Fi ready and equipped with an open kitchen area, break-out areas with soft seating and seminar style tables and chairs to accommodate up to 70 people.

Current costs are \$50 for two hours, \$100 for four hours and \$200 for the entire day.

Tenant Business Lounge:

Located on the 3rd floor and for the exclusive use of Bank of America Plaza tenants, the lounge offers a relaxed and inviting environment to work or meet with co-workers away from the office. The lounge features soft seating areas, free Wi-Fi, two flat screen TV's, data and power receptacles throughout and a private conference room.

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EV Charging Station:

The 6th floor of the parking structure houses a dual-feed charging station for electric vehicles. There is no charge for the first 4 hours, \$5.00 per hour thereafter. Credit card payment is accepted at the station.

Retailers:

Located on the 3rd floor lobby are:

- Caffe' Fresco, for gourmet coffee-esspresso drinks, smoothies, made-to-order sandwiches and salads
- Caffe Fresco Marketplace, for sundries, snacks, grab & go meals and gifts
- Jackson Dental
- McNatt's Dry Cleaners
- Restless Styles Hair Salon
- Robert's Shoe Shine

Additional retail conveniences are located at street level of the building's parking structure and include:

- American Reprographics
- Designing Eyes Optical Shop
- DeVito's Italian Specialties – COMING SOON
- European Wax Center
- GenX Tavern
- Hotel Bar
- Pint & Brew
- Tropical Smoothie Café

The top level of the parking structure features KJ's Auto Detail Center.

Proximate Dining:

The Hilton Hotel features a full-service restaurant that is open for lunch and dinner. And the Sheraton Hotel features both a full-service restaurant, bar and bakery offering a variety of items for breakfast, lunch and dinner.

In addition, there are numerous street-level restaurants serving breakfast, lunch and dinner located within easy walking distance from Bank of America Plaza.

Energy Star/LEED

Bank of America Plaza is certified LEED-GOLD.

Bank of America Plaza is Energy Star rated.

Sustainability Initiatives

The Building utilizes only GREEN cleaning products and methods as well as GREEN paper products in the restrooms.

A water recapture system was installed in 2013 whereby rainwater is captured and stored to run the fountains on the Plaza.

A roof-top weather station, connected to the Energy Management System, indicates high winds and will automatically turn off the fountains to save water.

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The building has a paper recycling program which recycled 116.91 tons of paper in 2012. Waste is monitored on a regular basis to ensure tenant participation in the program.

Advanced recycling is also offered several days each year whereby tenants can recycle electronics, ink jet and toner cartridges, cell phones and office furniture/equipment.

Tenant Services

Axis Portal:

The Building's Axis Portal is a dedicated website where the concierge posts building information, including emergency notifications, tenant offers and upcoming events and activities.

The Axis Portal also features a work order module which allows tenants to place their service requests online. The work order is then routed to the assigned engineer via their mobile device. Tenants, managers and engineers can track the status of a work order at any time. A built-in escalation feature notifies the manager of any tenant request that is not promptly completed.

Events:

Tenant move-ins are marked by a continental breakfast which is attended by the entire management team to include the technical services team.

Tenant anniversaries are celebrated with the delivery of a cake from one of Tampa's most popular bakeries.

A variety of tenant events are held throughout the year including a Cinco de Mayo lunch on the Plaza, summer ice cream social and holiday breakfast.

Exterior Materials

White Spanish marble and green reflective glass.

Windows are double pane, insulated, reflective glass with structural aluminum mullions.

Construction Type

Concrete slab, steel reinforced pre-cast panels

Bay Depth

35 – 42 feet

Mullion Spacing

5 feet

Finish Ceiling Height

9 feet

Lighting

2' x 4' 18-cell parabolic lens

Floor Load Capacity

70 lbs. PSF / 100 lbs. PSF at building core

Deliveries/Loading

A separate service and delivery entrance is provided at the street level. Two truck-height loading docks are provided near the elevator. All tenant deliveries and move-ins are arranged through the dock manager.

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HVAC

Central Refrigeration System:

The Building's cooling requirements are supplied by two pairs of parallel-connected, electric motor-driven centrifugal water chillers (maximum KW/Ton not to exceed 70) with all necessary controls and associated chilled water pumps, condenser water pumps and induced draft cooling towers. Cooling towers for both pairs of chillers are located on the roof. Chilled water is pumped from the water chillers through vertical pipe risers to the air handling equipment located on each floor.

Air Handling Systems:

Air handling units are located on each floor (two units per floor).

Air handling systems for floors 1 and 2 are variable volume type. Variable volume system air handling units are of the central station type. Units are of the draw-through, single zone design complete with: filter section with 60-65% efficient filters, chilled water-cooling coil section, fan section with adjustable drive and forward curved fans with variable speed drivers.

Conditioned air is supplied to each floor from the air handling units through a medium pressure/medium velocity air distribution system to pressure independent variable volume control terminals (interior zones) and/or pressure independent powered induction units (exterior zones) with electric heat located throughout the floors.

Air handling systems for floors 3 through 41 are the constant volume variable temperature by-pass multi-zone type. Multi-zone air handling units are of the central station type. Units are blow-through multi-zone design complete with: filter section with 60-65% efficient filters, chilled water-cooling coil in cold deck section, diffusion plate in the hot deck section, fan section with adjustable drive, zone dampers, and electric heating coils in the ductwork to exterior zones.

Automatic Temperature Controls:

A system of electric/electronic controls is provided to automatically control required temperature and HVAC equipment operation.

Energy Management Systems

Bank of America Plaza takes pride in its **state-of-the-art energy management system** which controls all HVAC, lighting, card access and environmental systems. Our professional engineers and consultants are among the best in the industry and continuously research the newest and most efficient technological advances for use at Bank of America Plaza.

Bank of America Plaza's light fixtures are lamped with cost saving, energy efficient 277-volt electronic ballasts with SP 730 T8 fluorescent bulbs.

Electrical Service

Electrical service is provided by Tampa Electric Company (TECO) vault transformers at 277/480 volts, 3 phase and 4 wire with full neutral.

Distribution to individual floors is by aluminum, non-ventilated, totally enclosed feed and plug in BUS duct at 277/480 V, 3 phase, 4 wire with full neutral.

A 277/480 volt and a 120/208-volt panel are provided for each floor.

Panels are circuit breaker type, minimum 14,000AIC for 277/480 V and 10,000 AIC for 120/208 V.

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Telecommunications Providers

cogent
COMMUNICATIONS

Optical Internet

Cogent Communications

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