

	OneCongress	CLASS A OFFICE BUILT IN 2000's
Outdoor Access	30,000 SF Landscaped Rooftop Terrace	Rare to None
Energy Efficiency	45% More Efficient than a 2000-Build Exceeds Ashrae-2013 & Stretch Energy Code Chilled Beam System Energy Recovery Unit	Meets ASHRAE-2001 Code VAV System Standard Air Handlers
Air Quality	MERV-15 Filtration (90-95% dust spot efficiency; screens out sneeze & smoke particles) 4 Turns of Outside Air Per Hour	MERV-8 Filtration (30-35% dust spot efficiency; screens out mold spores) 2 Turns of Outside Air Per Hour
Thermal Comfort	Water-Based Heating/Cooling: Significantly Reduced Air Drafts	t Discomfort from Conventional Forced Air
Noise	Virtually Silent HVAC System	Noticeable for Heating/Cooling
Resiliency	Dedicated Customer Generator Available	No Customer Generators
Water Efficiency	35% More Efficient than Code Minimum	Older, Less Stringent Code Requirements
Touchless Technology	Touchless Turnstiles & Doors Destination Dispatch Elevators Integrated with Mobile	Manual
Natural Light	360-Degree Natural Light 10.5' High Windows Column-Free Interior	Sightlines Interrupted Shorter Column Spans
Connectivity	Multiple Telecom Entry Points for Redundancy DAS Infrastructure for Cellular Connectivity	Obsolete Network Infrastructure
Fitness Center	7,000 SF State-of-the-Art	Retrofit of Second-Rate Space
In-Building Dining	Varied Options from 7am to 9pm Integrated Into Building Operations	None as building amenity
Collaboration Spaces	Indoor & Outdoor Spaces of Varied Sizes Equipped with AV Systems 100-Seat Conference Room	None as building amenity
Social Spaces	Indoor & Outdoor Programming	None as building amenity
Bike Access	State-of-the-Art Bike Room with 850 Spaces & Repair Facility	None as building amenity