



140 New Montgomery – Building Systems & Sustainability

The Art of Work is as much about what a building can do as how it looks. Post-renovation, 140's building systems will be state of the art, employing innovative technology like destination-controlled elevators, Multi-stack modular chillers, and programmable light fixtures. The result is a flexible, sustainable, and efficient building that gives tenants maximum control over their workspaces.

Quick Guide to 140's New, State-of-the-Art Systems:

1. Mechanical
2. Electrical
3. Plumbing
4. Fire Protection
5. Life Safety & Security
6. Outrigger & Shear Wall Seismic System
7. Destination-Controlled Elevators
8. Tenant-Area Operable Windows
9. Advanced Building Management System
10. Exterior Maintenance System

Quick Guide to 140's Sustainability Program:

1. Adaptive Reuse of an Existing Building
2. Targeting LEED Gold Core & Shell
3. Option for LEED Platinum Tenant Interiors
4. Recycled Water System ("Purple Pipe")
5. Low-Flow Bathroom Fixtures
6. Scalable Roof-Mounted Chiller System
7. Tenant Sub-Metered Utilities
8. 100% Outside Air and Operable Windows at Each Floor
9. Secure Bicycle Parking with Bike Work Room
10. Shower and Locker Suite