TECHNOLOGICALLY SUPERIOR

MAXIMIZED FLOOR PLAN UTILITY & AESTHETICS

- Emphasizes perimeter area for abundant views and daylighting

OUTRIGGER AND SHEARWALL SEISMIC RETROFIT

- Steel outrigger frames inserted vertically through the building, and steel outrigger trusses with buckling restrain braces added
- Over two million pounds of rebar installed

NEW BIKE STORAGE, SHOWERS, LOCKERS & PARKING

- New private, secure bike parking, and locker rooms with showers
- The "bike spa" includes a tune-up station and features re-purposed wood paneling from 140's historic executive board room

REHABILITATED EXTERIOR CLADDING & WINDOWS

- Over 1,300 operable windows replaced
- Fully refurbished terracotta and granite skin

CONSOLIDATED BUILDING CORE

- Minimal columns allow flexible layouts and daylit stairwells provide convenient vertical connections

MODERNIZED BUILDING SYSTEMS & EFFICIENCY

- All new electrical, fire, plumbing, HVAC, and roofing systems

PRIVATE PARK & OUTDOOR RESTAURANT SPACE

- 140's historic service yard converted to a private tenant-only courtyard with year-round sunshine