

128 S. Tryon Building Characteristics

Year Built: 1985
Square Feet: 515,000 gross
Stories: 23

128 South Tryon Street is located at the northeast corner of South Tryon Street and West 4th Street. The Subject consists of two buildings. The office building is located at 128 South Tryon Street, and a seven-level free-standing parking garage with parking for 701 cars is located at 205 South Church Street. An elevated partially enclosed walkway provides pedestrian access between the parking structure and the office building. The main entrance to the building is located at the south corner with a secondary access point at the north corner. Each entrance provides access to the common area lobby. Ingress and egress for the parking structure is provided along South Church Street and West 4th Street.

Construction consists of a foundation system of driven piles with concrete pile caps, and a



superstructure of reinforced concrete framing. The façade system is predominantly of exposed aggregate precast concrete panels. Fenestration consists of aluminum framed ribbon windows set between the concrete panels. A steel framed mechanical penthouse is provided on the roof area with sidewalls consisting of stucco over metal stud framing. Roofing consists of ballasted EPDM single ply membrane system. Domestic hot water is provided by individual, tank style DWHs. Conditioned air is distributed by two central air handlers with chilled water coils and adjusted at each floor level by VAV boxes. Heat is provided by electric resistance coils located in the perimeter zone ductwork and VAV units.

Two water cooled centrifugal chillers located in the basement provide chilled water. Heat ejection is handled by two cooling towers located on the roof. Electricity is centrally metered and consists of two 4,000-amp 277/480 volt services. The office

building contains a fire sprinkler system and is served by ten passenger traction elevators and one traction freight elevators.

Construction of the parking garage consists of pre-cast concrete columns and beams with pre-cast double tee floor system. The structure consists of seven levels. Roofing over the egress stair towers and elevator penthouse consist of a white single ply membrane system. Electricity is centrally metered and consists of an 800-amp 277/480 volt service. Vertical transportation consists of three traction passenger elevators.

Property management is with the sponsor “The Dilweg Companies” and has an on-site office.