

ASSET SUMMARY

<i>Building Address:</i>	401 Market Street Shreveport, Louisiana 71101
<i>Year Constructed:</i>	1977
<i>Height:</i>	16 stories
<i>Gross Building Area:</i>	200,951
<i>Rentable Square Footage:</i>	197,605
<i>Parking:</i>	430 spaces in parking garage 14 guest/handicapped spaces in the motor plaza
<i>Land Area:</i>	Building: 24,000 square feet Motor Plaza: 24,000 square feet Garage: <u>36,000 square feet</u> Total: 84,000 square feet
<i>Building Construction:</i>	<p>The building is an octagonal-shaped high rise with an aluminum curtain wall. The outer skin is comprised of 2,876 tinted solar reflective cool glass panels, accented by darker bands on the first fifteen floors, including the mezzanine level.</p> <p>Brick paved entrances lead to a two-flagpole structure, brick archway, and skylights prior to the main building entrance. Building lobby is brick, marble, and granite leading to the elevators. The elevator cove is wrapped with marble walls with stainless steel elevator doors on the first floor.</p>
<i>Refurbished Common Areas:</i>	The hallways and elevator lobbies were renovated and refurbished in 2000 on eleven out of fourteen upper floors.
<i>Lease Space Refurbishment:</i>	Fifty-six percent (56%) of all tenants' lease premises have been refurbished/remodeled since 1997.
<i>Garage Construction:</i>	The structure is pre-stressed concrete construction designed for minimum maintenance. An electronic card access system was installed in September 2000.
<i>Motor Plaza:</i>	American Tower is the only downtown property with a motor plaza that provides the convenience of a covered drop-off area and short-term parking.

Fire Protection/Building Safety:

A state-of-the-art Life Safety System that includes smoke detectors and strobes was installed in 2000. The common area, tenant areas and all stairwells are fully sprinkled and the stairwells are pressurized during emergency situations.

HVAC:

Two 321-ton chillers serve individual Carrier 39 air handling units located on each floor. Interior space temperature is controlled via variable air volume Carrier moduline units. Perimeter zones are variable air volume units with electric resistance heat coils controlled by a centrally located pneumatic thermostat. The 15th floor is serviced during building off-hours by a separate 68-ton chiller, which is separately metered.

Flooring:

Brick, marble and granite cover the ground level public areas. Commercial grade carpet covers all other public areas and tenant spaces (not including restrooms and tenant kitchen areas).

Wall Partitions:

The interior wall partitions are comprised of laminated vinyl factory pre-finished 5/8" Gypsum Wallboard systems and 5/8" sheetrock covered with paint, vinyl or fabric wall coverings.

Restrooms:

The restrooms, all handicapped accessible, consist of tile floors, porcelain fixtures, stainless steel hardware and laminate covered vanities.

Energy Conservation:

A Honeywell energy conservation system, installed in 2000, regulates the various engineering and mechanical systems.

Elevators:

Number: Five (four passenger, one freight)
Speed: 500 feet per minute
Capacity: Four passenger at 3,000 pounds
One freight at 4,000 pounds

