

There's more to this space than meets the eye.

ADVANCED SERVICE DISTRIBUTION SOLUTIONS



INTELLICENTER ■ USA | ATLANTA, GA | KOLL DEVELOPMENT COMPANY

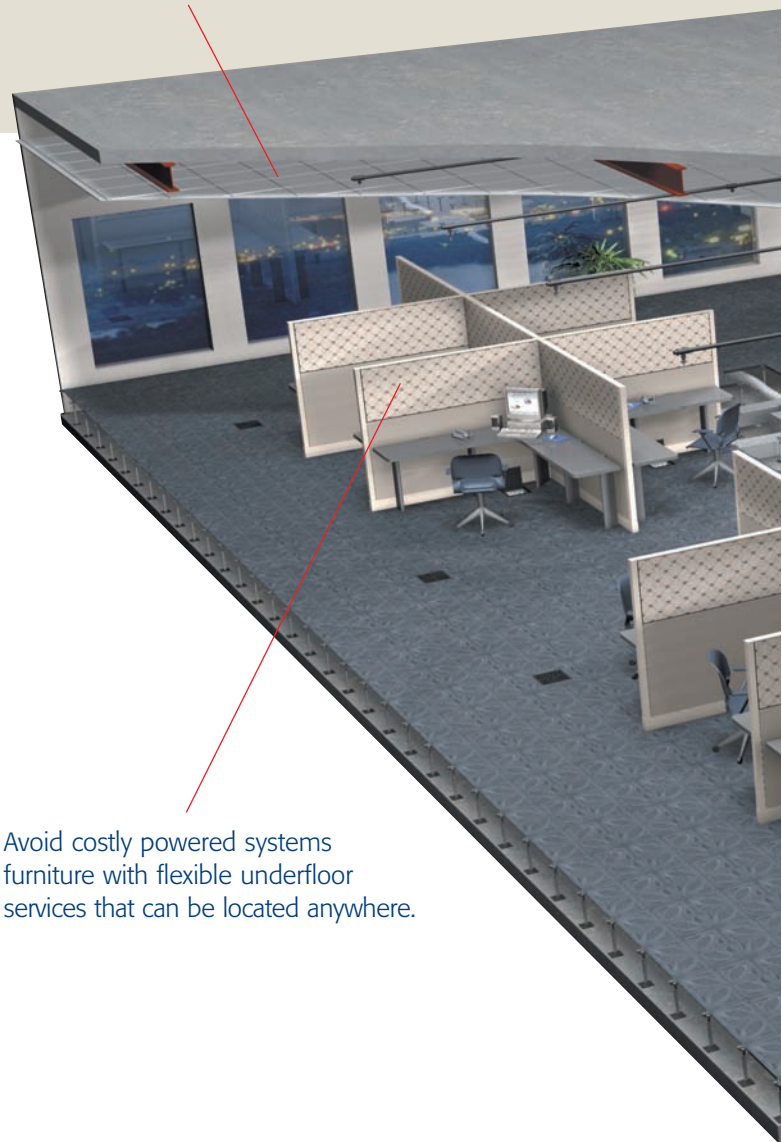
Put your business on an Advanced Building

It's easy to appreciate the advantageous location, the professional image, and progressive design of Intellicenter, Atlanta by Koll Development Company. What isn't so apparent are the possibilities and options available through the wide selection of advanced service distribution solutions. The space you are considering has been designed with a Building Technology Platform®. This product solution, consisting of a Tate raised floor, underfloor modular cabling, wiring, and air delivery, offers a versatile and convenient office solution to meet your needs.

As an alternative to overhead service distribution and fixed infrastructure services, this service distribution system will provide a cost-effective space, a healthy work environment, and flexibility to meet your space and technology requirements now and in the future. In addition to superior functionality, this system also provides virtually unlimited finish surfaces ranging from carpet and hard tiles, to factory laminated stones, woods, and vinyls.



With services underfloor, the ceiling is open to design freedom and increased daylight possibilities.



Avoid costly powered systems furniture with flexible underfloor services that can be located anywhere.

Technology Platform[®]

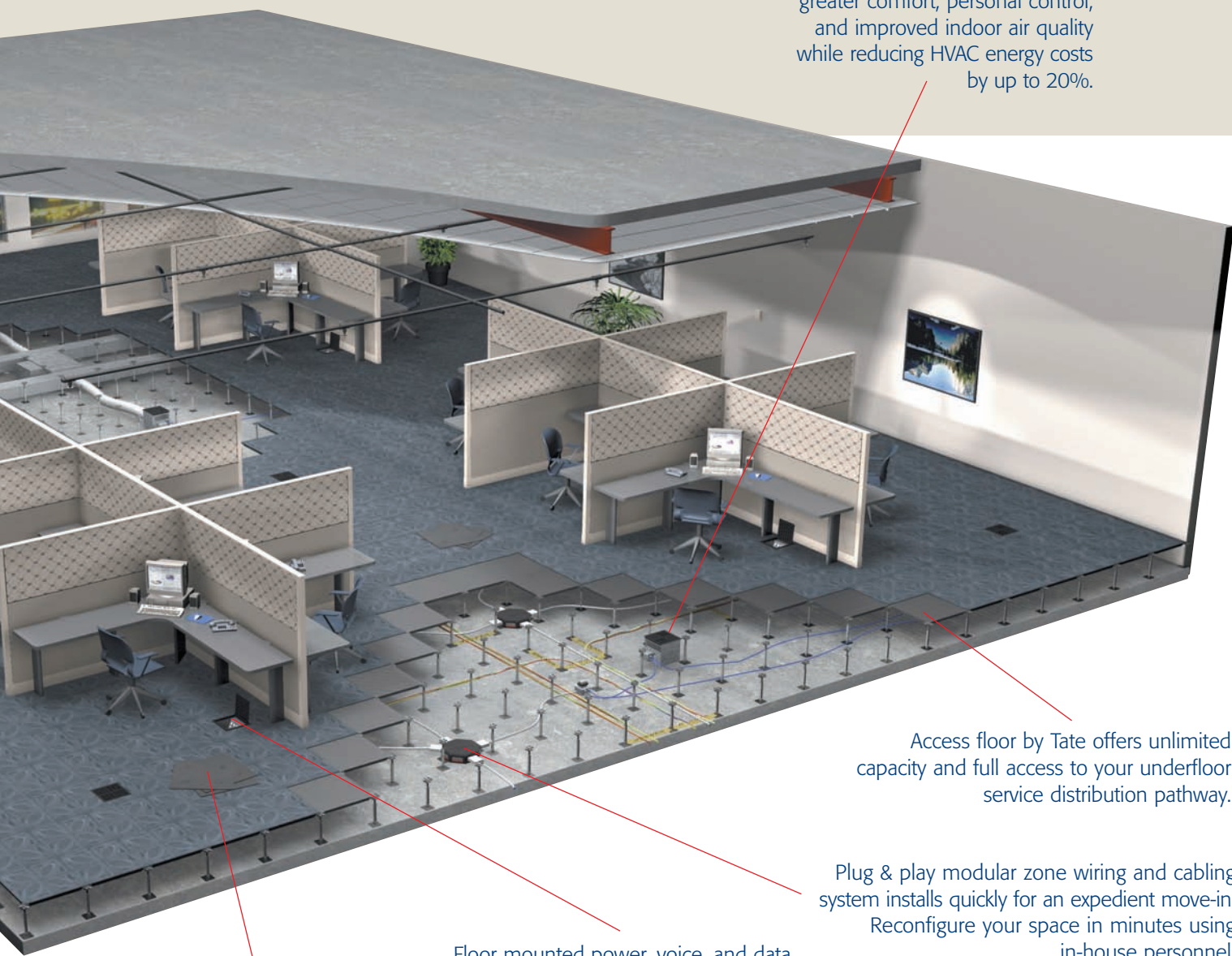
Underfloor air delivery provides greater comfort, personal control, and improved indoor air quality while reducing HVAC energy costs by up to 20%.

Access floor by Tate offers unlimited capacity and full access to your underfloor service distribution pathway.

Plug & play modular zone wiring and cabling system installs quickly for an expedient move-in. Reconfigure your space in minutes using in-house personnel.

Floor mounted power, voice, and data modules provide point-of-use service anywhere on the floor plate.

Virtually unlimited finish options.



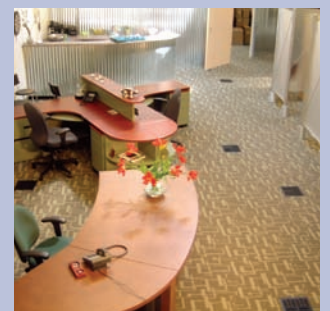
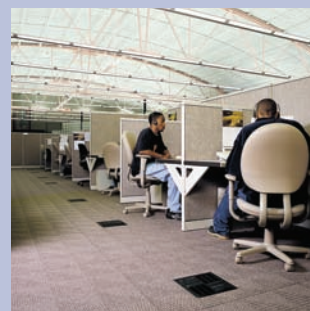
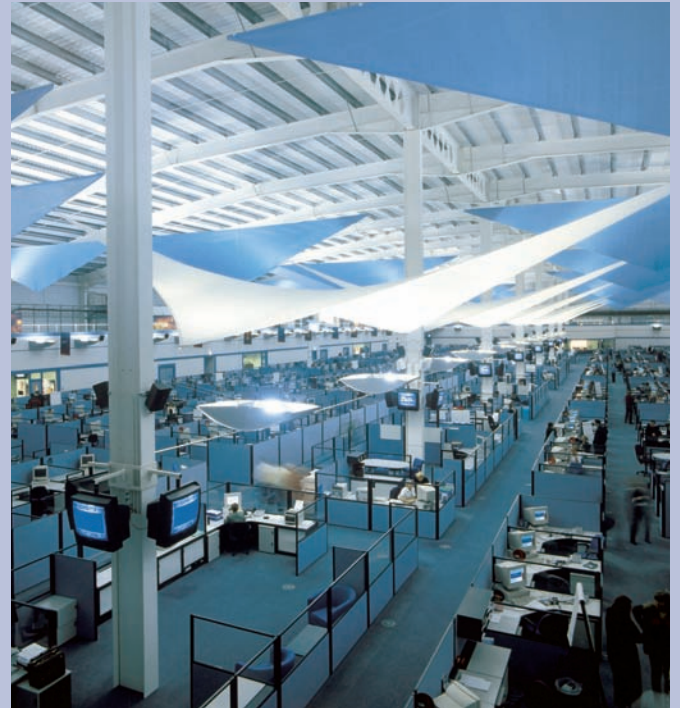
An office space with hidden advantages.

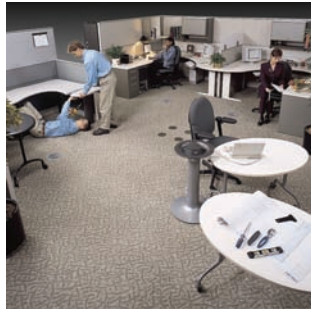
This space is equipped with a service distribution system that creates maximum value and flexibility both when you move in and through the life of your occupancy. You will immediately realize savings in installation services, in furnishing the space, and in the speed to occupancy. Long-term, you will continue to benefit from efficient operating expense and minimal reconfiguration costs.

Fit-Out Cost Savings

You'll realize immediate benefits in regards to time and expense with this system. Typical advanced service distribution solution projects have reduced installation costs by up to 10% and achieve 15% faster build and completion times.

- **Voice/Data cabling** – Reduce cable run lengths, eliminate cable trays, and lower labor costs at installation.
- **Power wiring** – Plug & play technology significantly reduces installation costs.
- **Furniture** – Eliminate dependency on costly powered systems furniture.
- **Air distribution** – Significantly reduce trunk, branch, and discharge ductwork.
- **Ceiling** – Reduce or potentially eliminate suspended ceiling requirements.
- **Time to occupancy** – Underfloor services install quickly, allowing for occupation sooner.





Operating Cost Savings

With built-in energy-efficient design and long-term flexibility, this space will continue to provide operational benefits well beyond a successful move-in. Reconfiguration can be easily managed with full floor access to all infrastructure services.

- **Energy** – Lower fan power, extended use of economizer, and thermal stratification result in energy savings of at least 20%.
- **Workstation churn** – Reduce costs by at least 50%. With flexible and accessible wire/cable infrastructure and floor mounted plug & play components, changes are easily accommodated using in-house personnel.
- **HVAC** – Floor diffusers are not ducted to the air supply allowing for better comfort control, more flexible zoning strategies, and improved productivity.
- **Tax savings** – Underfloor components may be considered personal tangible property and qualify for accelerated depreciation tax benefits.

“99% of the PNC building is access flooring. We were able to put any kind of finish over it – so we used it everywhere. The entire underfloor system, including air, modular wiring, and system furniture helped to take relocation costs down from \$3,000 to \$300.”

Elmer Burger, L.D. Astorino Companies,
Architects of PNC Building

Underfloor Service Distribution raises your efficiency

A Healthy, Productive Work Environment

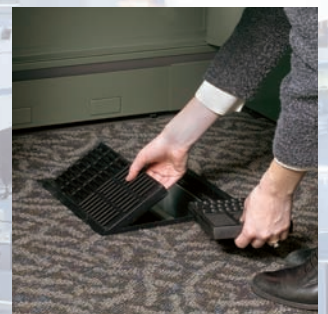
Work environments that meet the needs of its employees pay off with increased productivity and decreased absenteeism. By improving air quality, access to natural lighting, and offering improved individual comfort control, it may be possible to improve productivity up to 5%.

- Indoor air quality is maximized through improved ventilation and less mixing of airborne pollutants.
- Floor mounted services significantly reduces overhead ceiling space requirements promoting daylighting strategies.
- Improve acoustics with low-pressure underfloor HVAC distribution system.
- Personal control of air direction, volume, and location of air diffusers improve thermal comfort and reduce hot/cold complaints.

The Freedom to Create Flexible Space

Office spaces are reconfigured at a rate of 40% per year. To meet this demand for change, this space is designed to afford interior design freedom and quick plug & play access to all services.

- Flexible and accessible services allow you to plan your space around business requirements rather than be limited by fixed, inflexible services.
- Plug & play connections minimize the need for professional outside services.
- Power, voice, data, and heating and cooling services can all be quickly accessed and reconfigured to meet any layout.
- With Tate access flooring, service changes can be made with minimal disruption to the work environment.



and productivity.



“We are in a dynamically growing industry. We needed to go with a work environment that would allow us the flexibility to add more work spaces quickly and easily.”

Akbar Firdosy
Vice President, CFO and Treasurer, Infonet



Technology Access Wherever It's Needed

Maintaining productivity is paramount. In today's business, that means full access to technology solutions. Access flooring provides cost-effective access to services anywhere you need it.

- Power, voice, and data services can be distributed anywhere using modular, flexible wiring systems.
- Access to individual users can be brought through the floor at any point to service computers and other powered products.
- There's no interruption to people or finished space.

Environmentally Responsible

This building reflects a commitment to providing innovative and high performance service distribution solutions that are both environmentally responsible and cost-effective.

- Extensive use of recycled content reduces natural resource consumption.
- Complete flexibility of air diffuser placement improves personal comfort control.
- Air supplied from the floor improves energy efficiency and ventilation effectiveness.
- Flexible and re-usable components reduce demolition and waste.



Space for the Future

The space requirements you need today may not always be the same. The good news is the service distribution of this facility is ready to support future change. This flexible, modular system is ready for an ever-evolving workspace.

- The access floor system is sustainable through spaces changes, renovations, and reuse.
- Service pathway is completely accessible allowing future changes to technology to be accomplished without extensive demolition or disruption.

Underfloor service distribution has never looked so good.



While service distribution is critical to productivity, image and style also play a key role in the success of your business. Intellicenter can accommodate a wide range of new and exciting finishes such as luxury vinyls, wood veneers, cork, rubber and stone as well as the traditional high pressure laminates, static control vinyls and freelay carpet and hard tile finishes. These finish options give architects and designers practically unlimited freedom to create a look that is unique and coordinated to their specific project, while still maintaining the versatility and convenience that this space offers.

