

LAKEWAY

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: Broadwall Management Corp. managing agent for Lakeway Associates LLC and Lakeway Associates II LLC TIC
- Year Completed: 1982 - 1987
- Rentable Area:
 - One Lakeway: 300,816 RSF
 - Two Lakeway: 449,306 RSF
 - Three Lakeway: 471,745 RSF

AREA AMENITIES

- Location: 10 minutes from New Orleans Airport and Lakefront Airport; 10 minutes from downtown New Orleans; 3 minutes from Lakeside Shopping Center

ORIGINAL DESIGN & CONSTRUCTION

- Architect: N-Y Associates
- Frame: Post tension concrete
- Exterior Finish:
 - One & Two Lakeway: Double-glazed curtain wall system of silver mirror pane glass
 - Three Lakeway: Double-glazed curtain wall system of bronze and silver mirror pane glass

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Served by central plant with one air handler unit per floor
- Hours of Operation: Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 7:00 a.m. to 12:00 p.m.

CONSTRUCTION DETAILS

- Number of floors:
 - One Lakeway: 13
 - Two Lakeway: 19
 - Three Lakeway: 34
- Typical floor size: 26,200 - 26,500 SF
- Column spacing:
 - One & Two Lakeway: Typical 40' on center of window wall
 - Three Lakeway: Varies on window wall
- Windows: Mirrorpane insulated glass units

ELECTRICITY

- General:
 - One Lakeway: 2,000 KVA at 480/277 volts 4,000 amps
 - Two Lakeway: 3,000 KVA at 480/277 volts 4,000 amps
 - Three Lakeway: 480/277 volt 4-wire 3-phase
- Electric Closets: Each food is serviced by a 120/208 volt or 277/480 volt distribution panels
- Emergency Generator:
 - One Lakeway: Diesel driven 375 KW Onan generator
 - Two Lakeway: Diesel driven 230 KW 288 KVA Onan generator
 - Three Lakeway: Diesel driven 350 KVA Onan generator

TELECOMMUNICATIONS

Telephone and internet services are available through various providers (Cox, Uniti, Lumien and AT&T) servicing all buildings

FIRE SAFETY

The building is fully sprinklered and is monitored by an Edwards EST3 fire alarm system

PASSENGER ELEVATORS

- Number:
- One Lakeway: 4
 - Two Lakeway: 7
 - Three Lakeway: 6

FREIGHT ELEVATORS

- Number (and capacity):
- One Lakeway: 1 - 3,000 lbs. capacity
 - Two Lakeway: 1 - 4,500 lbs. capacity
 - Three Lakeway: 1 - 4,500 lbs. capacity

SECURITY

- Manned 24/7 by guard and shared complex supervisor
- Equipped with CCTV cameras

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