

| | OneCongress | CLASS A OFFICE BUILT IN 2000's |
|-----------------------------|--|--|
| Outdoor Access | 15,000 SF Landscaped Rooftop Terrace | Rare to None |
| Energy Efficiency | 45% More Efficient than a 2000-Build Exceeds Ashrae-2013 & Stretch Energy Code Chilled Beam System Energy Recovery Unit | Meets ASHRAE-2001 Code VAV System Standard Air Handlers |
| Air Quality | MERV-15 Filtration (90-95% dust spot efficiency; screens out sneeze & smoke particles) 4 Turns of Outside Air Per Hour | MERV-8 Filtration (30-35% dust spot efficiency; screens out mold spores) 2 Turns of Outside Air Per Hour |
| Thermal Comfort | Water-Based Heating/Cooling: Significantly Reduced Air Drafts | t Discomfort from Conventional Forced Air |
| Noise | Virtually Silent HVAC System | Noticeable for Heating/Cooling |
| Resiliency | Dedicated Customer Generator Available | No Customer Generators |
| Water Efficiency | 35% More Efficient than Code Minimum | Older, Less Stringent Code Requirements |
| Touchless Technology | Touchless Turnstiles & Doors Destination Dispatch Elevators Integrated with Mobile | Manual |
| Natural Light | 360-Degree Natural Light 10.5' High Windows Column-Free Interior | Sightlines Interrupted Shorter Column Spans |
| Connectivity | Multiple Telecom Entry Points for Redundancy DAS Infrastructure for Cellular Connectivity | Obsolete Network Infrastructure |
| Fitness Center | 7,000 SF State-of-the-Art | Retrofit of Second-Rate Space |
| In-Building Dining | Varied Options from 7am to 9pm Integrated Into Building Operations | None as building amenity |
| Collaboration Spaces | Indoor & Outdoor Spaces of Varied Sizes Equipped with AV Systems 100-Seat Conference Room | None as building amenity |
| Social Spaces | Indoor & Outdoor Programming | None as building amenity |
| Bike Access | State-of-the-Art Bike Room with 850 Spaces & Repair Facility | None as building amenity |