

ADJACENT BUILDING

future basement access

easy access

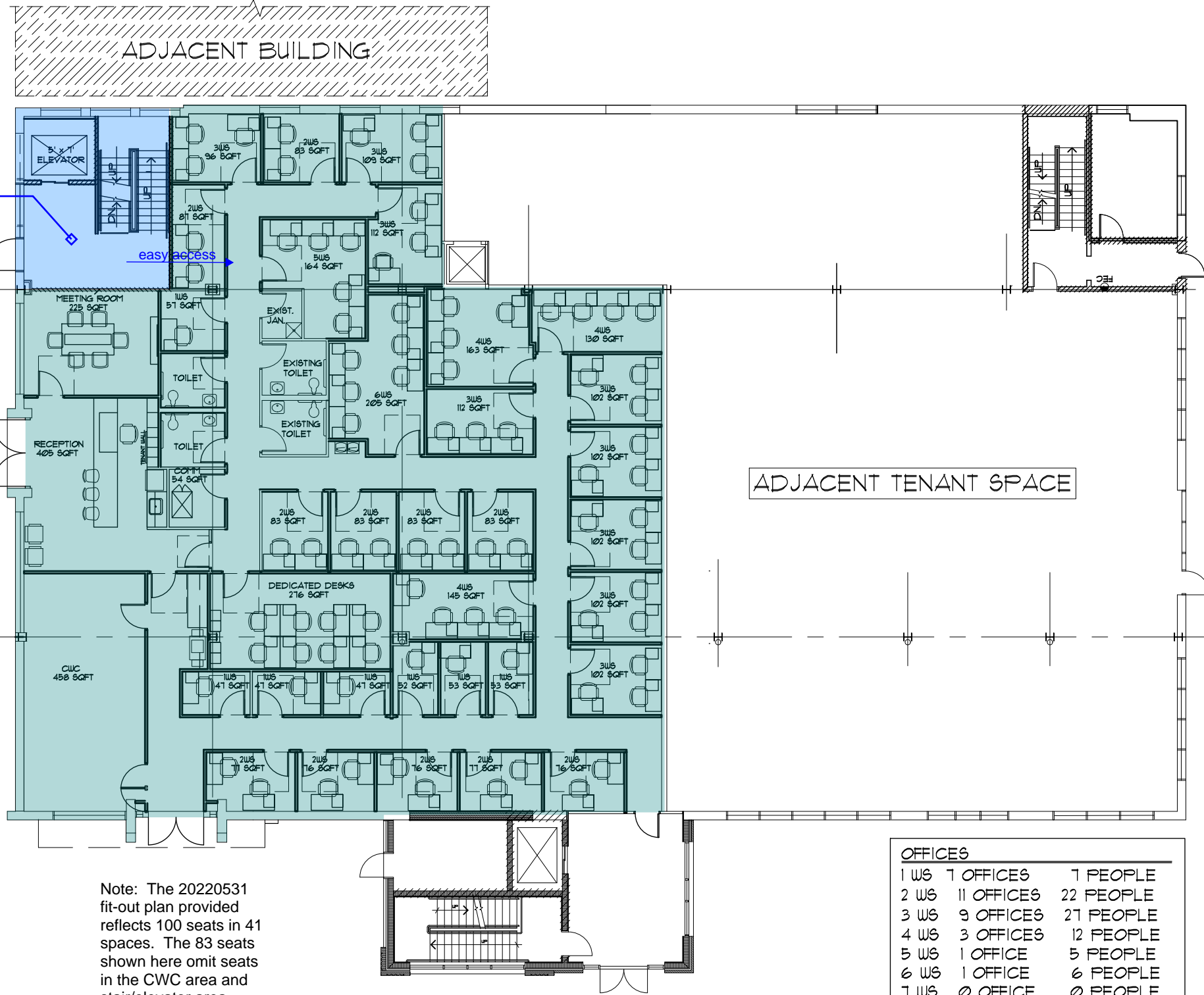
ADJACENT TENANT SPACE

Note: The 20220531 fit-out plan provided reflects 100 seats in 41 spaces. The 83 seats shown here omit seats in the CWC area and stair/elevator area.

Leased area: 6,305 s.f.

 **A** **FIRST FLOOR PLAN- SCHEME A**
A 1/16" = 1'-0"

OFFICES		
1 WS	10 OFFICES	10 PEOPLE
2 WS	12 OFFICES	24 PEOPLE
3 WS	8 OFFICES	24 PEOPLE
4 WS	3 OFFICES	12 PEOPLE
5 WS	1 OFFICE	5 PEOPLE
6 WS	0 OFFICE	0 PEOPLE
7 WS	0 OFFICE	0 PEOPLE
8 WS	1 OFFICE	8 PEOPLE
TOTAL		35 OFFICES 83 PEOPLE



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Leased area: 6,305 s.f.

 **FIRST FLOOR PLAN- SCHEME B**
 1/16" = 1-0"

OFFICES		
1 WS	7 OFFICES	7 PEOPLE
2 WS	11 OFFICES	22 PEOPLE
3 WS	9 OFFICES	27 PEOPLE
4 WS	3 OFFICES	12 PEOPLE
5 WS	1 OFFICE	5 PEOPLE
6 WS	1 OFFICE	6 PEOPLE
7 WS	0 OFFICE	0 PEOPLE
8 WS	1 OFFICE	8 PEOPLE
TOTAL		33 OFFICES 81 PEOPLE



Optimized Layout - All Floors				
Total Gross Rental Area	6,329	sqft	% Gross Rentable	100%
Loss: gross to NIA		sqft	0%	0%
Net Internal Area of All Floors (Total NIA)	6,329	sqft	100%	100%
Total Workstation Count (Total WS)	101			WS
Density (Total NIA/Total WS)	62.67			sqft/WS

A. Use Allocation of Space & Planning Efficiency				
Total Net Internal Area	6,329	sqft	100%	100%
Total Saleable Space Area	4041	sqft	64%	64%
Saleable Office Area	3534	sqft	56%	56%
Saleable Dedicated Co-work	282	sqft	4%	4%
Meeting Rooms	226	sqft	4%	4%
Non Saleable Space Area	2288	sqft	36%	36%
Reception and Business Club	303	sqft	5%	5%
Corridor	1177	sqft	19%	19%
Utilities (Pre-Function, Break-out, Copy/Print, COMMS, Storage, etc.)	420	sqft	7%	7%
Walls	388	sqft	6%	6%

Type	External Offices				Internal Offices				Total: External & Internal Offices						
	No. of Offices	% No. of Offices	No. of WS	% Office Area	No. of Offices	% No. of Offices	No. of WS	% Office Area	No. of Offices	% No. of Offices	No. of WS	% Office Area			
Standard Offices															
Small (1 - 2 ws)	3	7%	6	228	4%	21	51%	31	1368	21.6%	24	59%	37	1595	25%
Mid (3 - 5 ws)	6	15%	20	684	11%	9	22%	29	1053	16.6%	15	37%	49	1737	27%
Large (6 - 10 ws)	1	2%	7	202	3%	0	0%	0	0	0.0%	1	2%	7	202	3%
Extra Large (11+ ws)	0	0%	0	0	0%	0	0%	0	0	0.0%	0	0%	0	0	0%
Manager's Suites Offices															
All Manager's Suites	0	0%	0	0	0%	0	0%	0	0	0.0%	0	0%	0	0	0%
Non-Standard Offices															
Think Tanks	0	0%	0	0	0%	0	0%	0	0	0.0%	0	0%	0	0	0%
Dedicated Co-Work	0	0%	0	0	0%	1	2%	8	282	4.4%	1	2%	8	282	4%
DVD-Show Offices	0	0%	0	0	0%	0	0%	0	0	0.0%	0	0%	0	0	0%
Total	10	24%	33	1113	18%	31	76%	68	2703	42.7%	41	100%	101	3816	60%

Type	External Offices				Internal Offices				Total: External & Internal Offices			
	No. of Mtg Rooms	No. of Seats	SQFT	% Mtg Area	No. of Mtg Rooms	No. of Seats	SQFT	% Mtg Area	No. of Mtg Rooms	No. of Seats	SQFT	% Mtg Area
2-6 pax Meeting Room	0	0	0	0%	1	6	226	4%	1	6	226	4%
8-10 pax Meeting Room	0	0	0	0%	0	0	0	0%	0	0	0	0%
12-14 pax Meeting Room	0	0	0	0%	0	0	0	0%	0	0	0	0%
15-30 pax Meeting Room	0	0	0	0%	0	0	0	0%	0	0	0	0%
32+ pax Meeting Room	0	0	0	0%	0	0	0	0%	0	0	0	0%
Total	0	0	0	0%	1	6	226	4%	1	6	226	4%

D. Non Billable Space Detail		
Type	No.	Total No. of Seats
Phone Booth - Club	0	0
Phone Booth - Workspace	0	0
Total	0	0

E. Non Net Internal Area Space - Non included in NIA		
Type	Size	unit
Patio	0	SQFT
Terrace / RoofDecks	0	SQFT
Others	0	SQFT
Total	0	SQFT