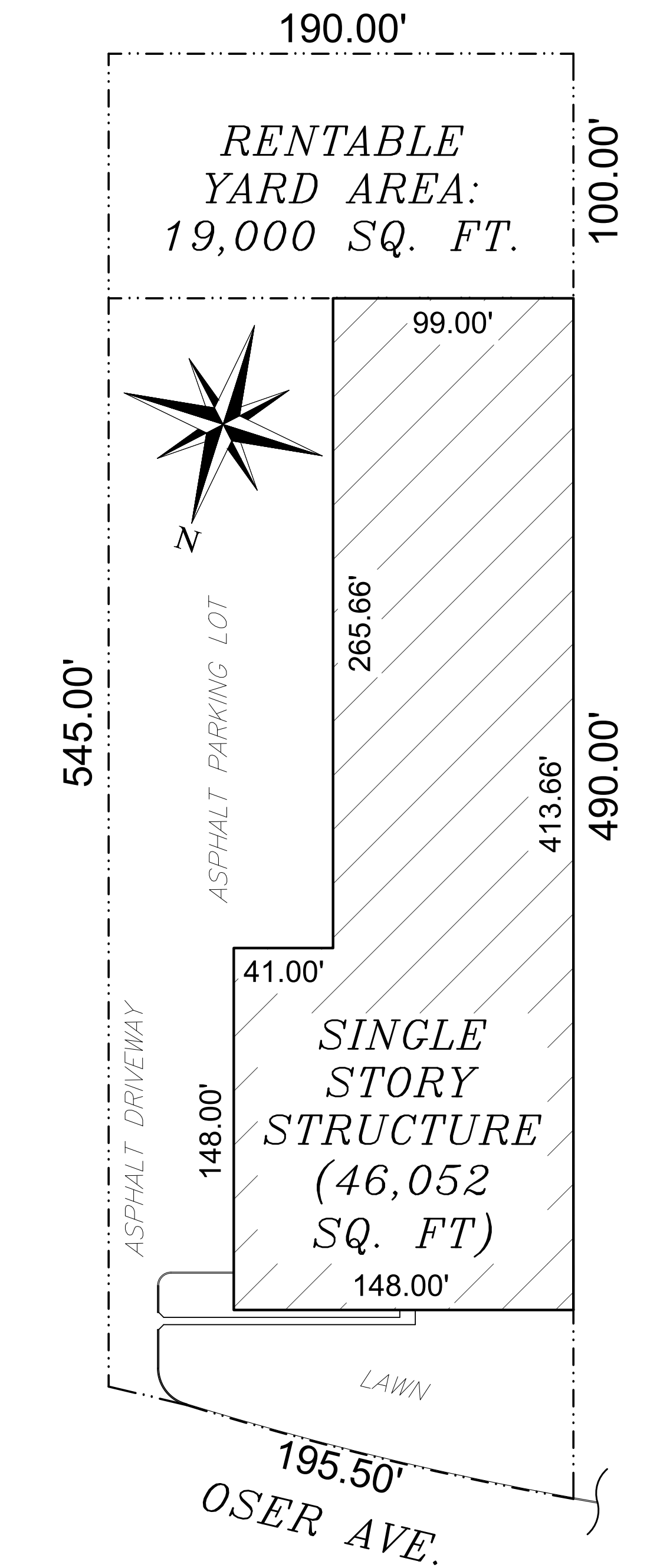
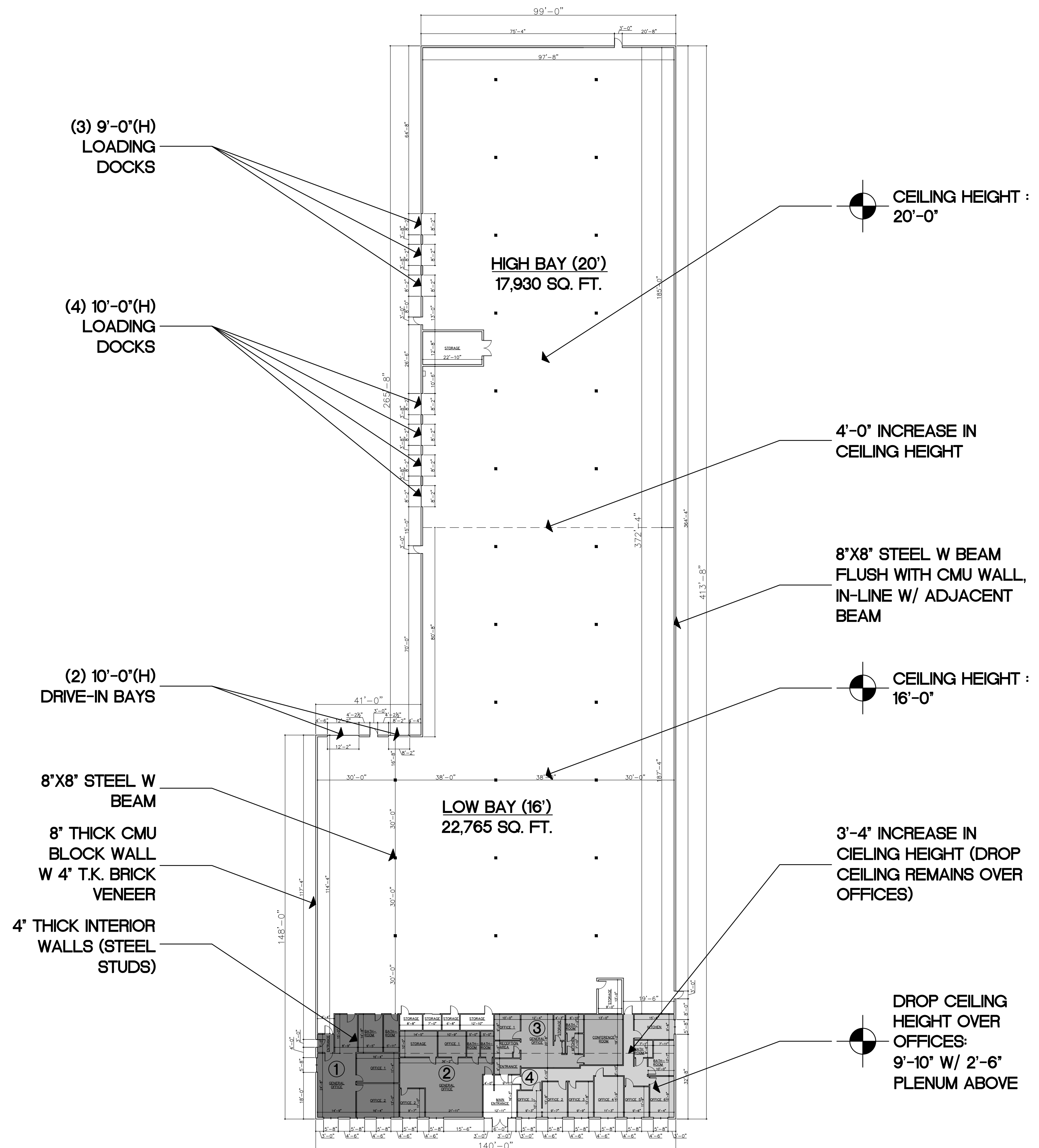




135 OSER AVENUE - SITE PLAN
SCALE: N.T.S.

FLOOR AREA OF OFFICE SPACE #1:	1,195 SQ. FT.
FLOOR AREA OF OFFICE SPACE #2:	1,130.5 SQ. FT.
FLOOR AREA OF OFFICE SPACE #3:	1,020.5 SQ. FT.
FLOOR AREA OF OFFICE SPACE #4:	1,549.5 SQ. FT.
FLOOR AREA OF MAIN ENTRANCE:	217.5 SQ. FT.
FLOOR AREA - HIGH BAY (20'-0") :	17,930 SQ. FT.
FLOOR AREA - LOW BAY (16'-0") :	22,765 SQ. FT.
FLOOR AREA OF WAREHOUSE:	40,695 SQ. FT.
TOTAL FLOOR AREA:	46,052 SQ. FT.



135 OSER AVENUE - FLOOR PLAN
SCALE: 1/32" = 1'-0"

135 OSER AVENUE
HAUPPAUGE, NY 11788

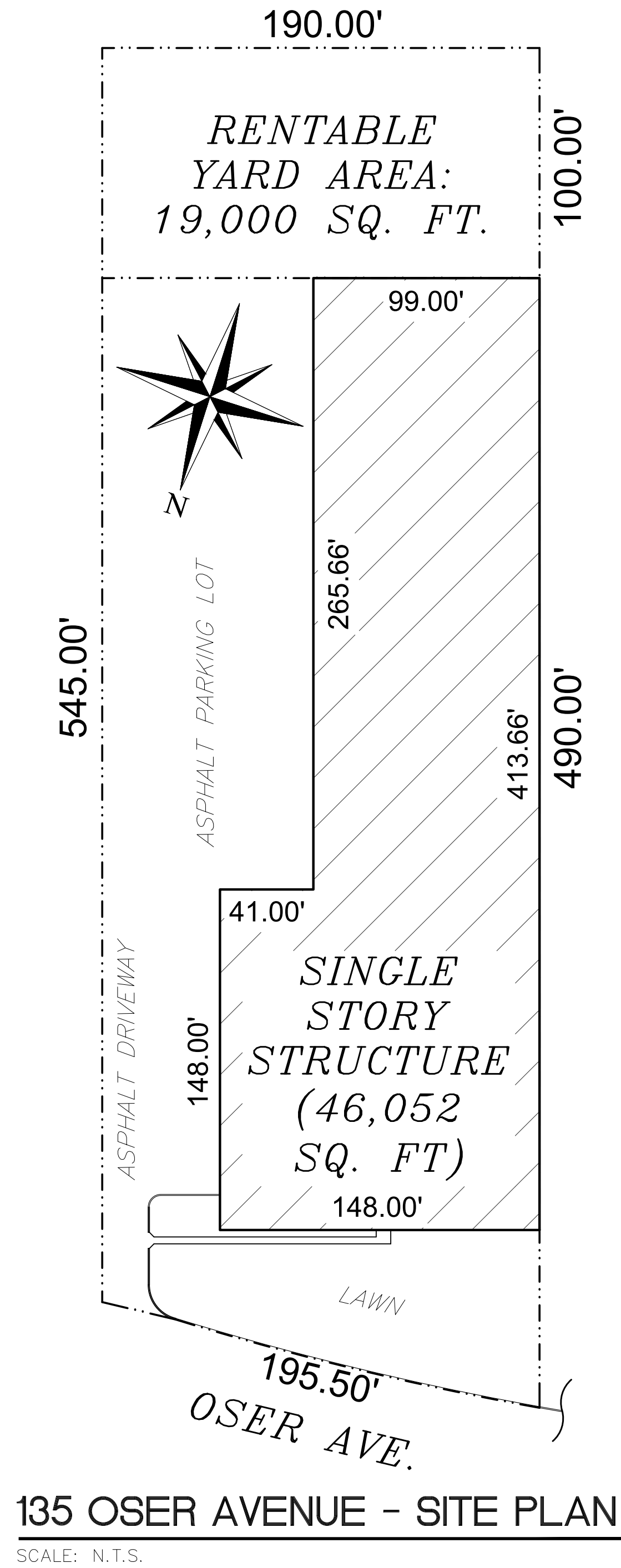
CLIENT:
SimpleCiti
17 BARSTOW ROAD
GREAT NECK, NY 11021
(516) 298-6445

ARCHITECT:
**First
Class
Architecture**

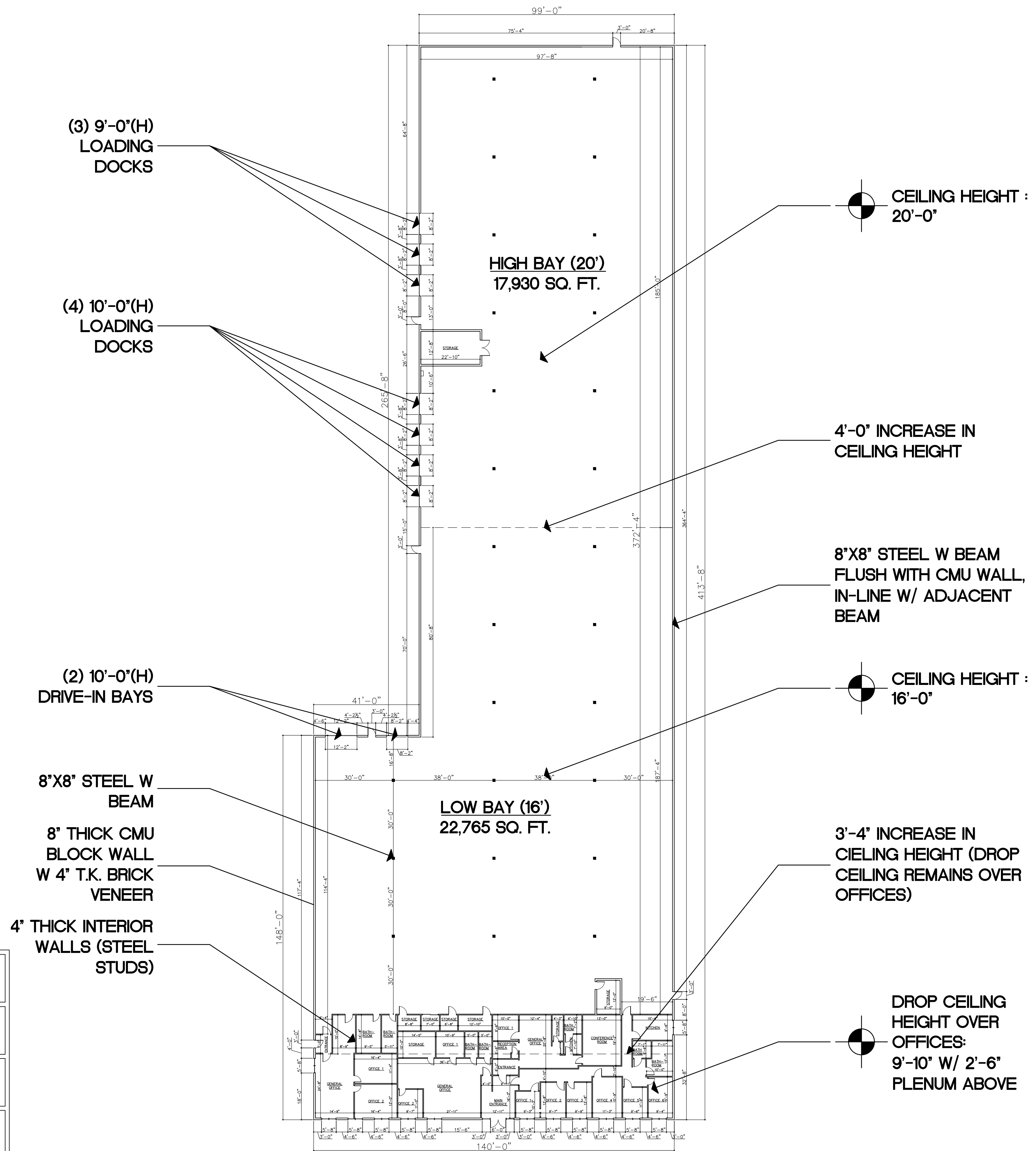
45 COMMONWEALTH BOULEVARD
BELLEROSE VILLAGE, NY 11001
(516) 384-0255

DATE : 09/26/23
SCALE : AS NOTED
JOB NO : 2023-104
TITLE : LEASE OUTLINE
DRAWING

L.O.D.



FLOOR AREA OF OFFICE SPACE:	5,357 SQ. FT.
FLOOR AREA - HIGH BAY (20'-0") :	17,930 SQ. FT.
FLOOR AREA - LOW BAY (16'-0") :	22,765 SQ. FT.
FLOOR AREA OF WAREHOUSE:	40,695 SQ. FT.
TOTAL FLOOR AREA:	46,052 SQ. FT.



135 OSER AVENUE
HAUPPAUGE, NY 11788

CLIENT:

SimpleCiti

17 BARSTOW ROAD
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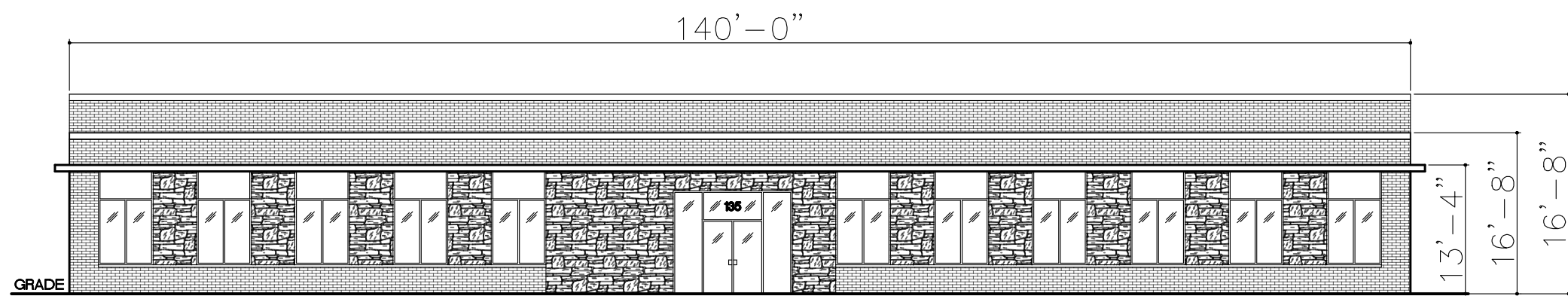
ARCHITECT:

**First
Class
Architecture**

45 COMMONWEALTH BOULEVARD
BELLEROS VILLAGE, NY 11001
(516) 384-0255

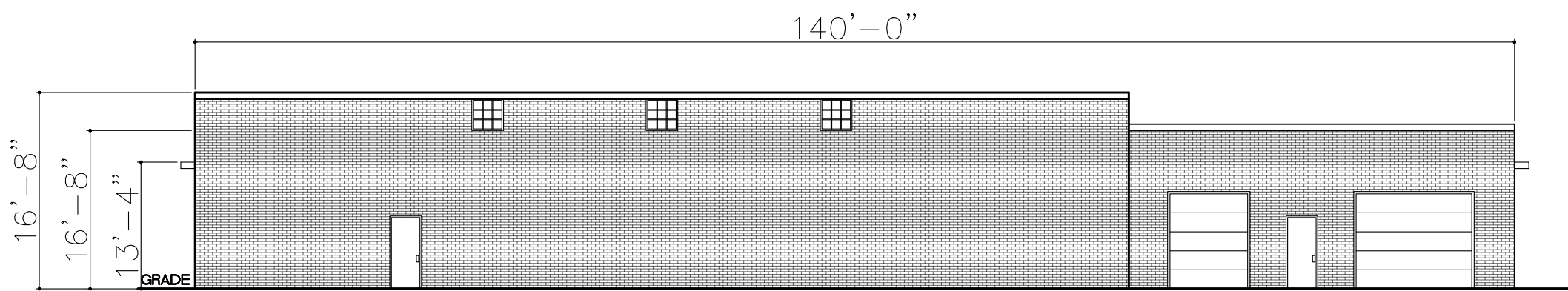
DATE : 09/26/23
SCALE : AS NOTED
JOB NO : 2023-104
TITLE : LEASE OUTLINE
DRAWING

L.O.D.



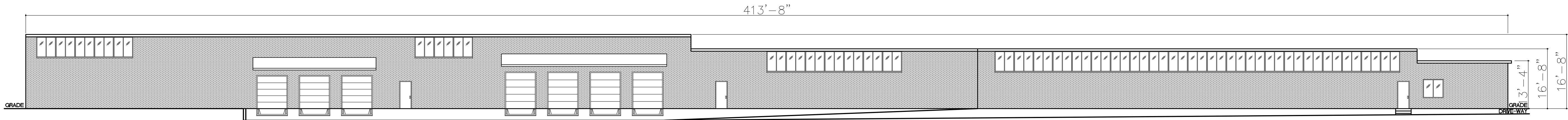
FRONT ELEVATION

SCALE: 1/16" = 1'-0"



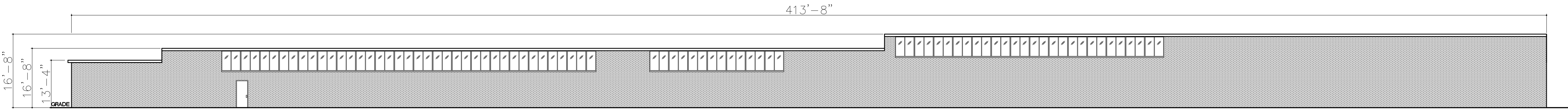
REAR ELEVATION

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

135 OSER AVENUE
HAUPPAUGE, NY 11788

CLIENT:

SimpleCiti
17 BARSTOW ROAD
GREAT NECK, NY 11021
(516) 298-6445

ARCHITECT:

**First
Class
Architecture**

45 COMMONWEALTH BOULEVARD
BELLEROSSE VILLAGE, NY 11001
(516) 384-0255

DATE : 09/26/23
SCALE : AS NOTED
JOB NO : 2023-104
TITLE : ELEVATIONS

L.O.D.