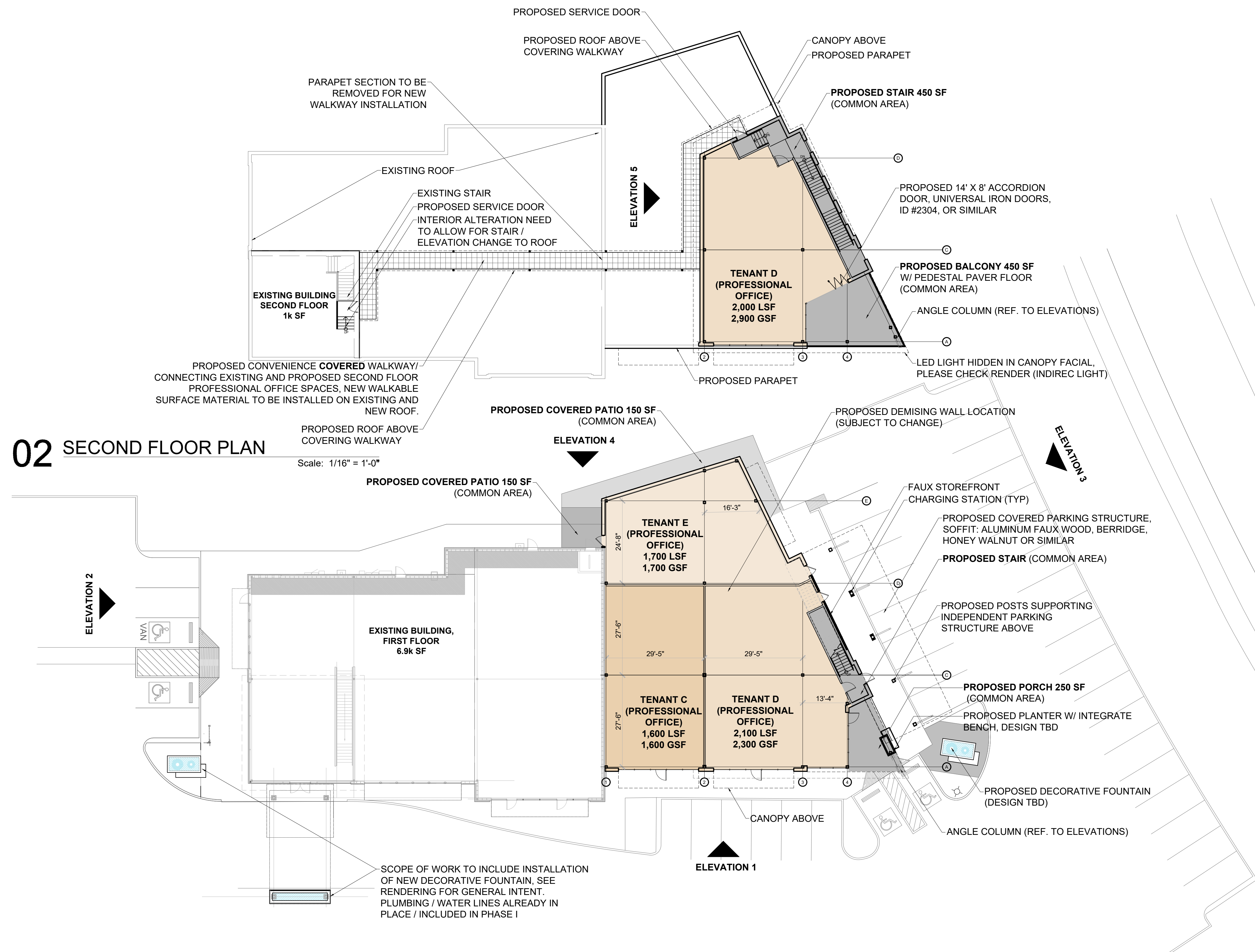


N:\04\16034-00\_Telfair Reserve - A\16034-20\_Brisbane Res. A Ph2 SD2\200 SD\230 CORE SHELL PLANS\16034-13\_PLAN.dwg plotted by Nelson Dieguez-Suarez on 2026-03-19 at 10:31 AM

## 02 SECOND FLOOR PLAN

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



## 01 FIRST FLOOR PLAN

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

DATA TABLE:	
PROPOSED FIRST FLOOR	SF
TENANT C (PROFESSIONAL OFFICE)	1,600 SF
TENANT D (PROFESSIONAL OFFICE)	2,100 SF
TENANT E (PROFESSIONAL OFFICE)	1,700 SF
COMMON AREA*	400 SF
<b>LEASABLE AREA FIRST FLOOR</b>	<b>5,400 SF</b>
<b>GROSS AREA FIRST FLOOR</b>	<b>5,800 SF</b>
SECOND FLOOR	
TENANT D (PROFESSIONAL OFFICE)	2,000 SF
COMMON AREA*	900 SF
<b>LEASABLE AREA SECOND FLOOR</b>	<b>2,000SF</b>
<b>GROSS AREA SECOND FLOOR</b>	<b>2,900 SF</b>
<b>TOTAL LEASEABLE AREA PROPOSED</b>	<b>7,400 SF</b>
<b>TOTAL GROSS AREA PROPOSED</b>	<b>8,700 SF</b>
EXISTING BUILDING LEASABLE AREA	7,900 SF
EXISTING BUILDING GROSS AREA	7,900 SF
<b>TOTAL LEASEABLE AREA OF BUILDING</b>	<b>15,300 SF</b>
<b>TOTAL GROSS AREA OF BUILDING</b>	<b>16,600 SF</b>

**NOTES:**  
 \* COMMON AREA INCLUDE BALCONY, STAIR AND PATIO AREAS PER FLOOR

