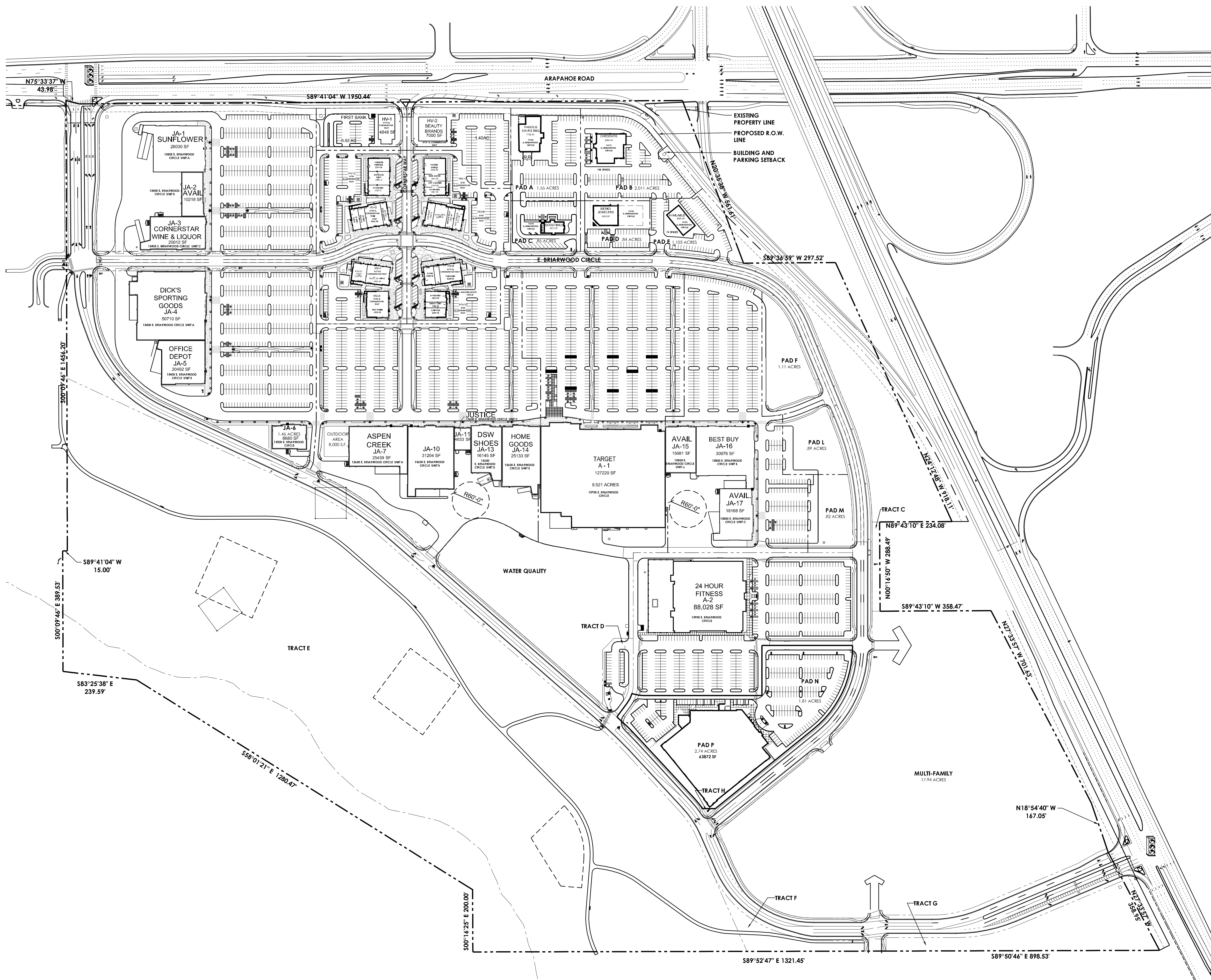




CORNERSTAR



**SITE DATA**

<b>MAJOR ANCHOR</b>	15.89 AC	<b>HIGH VISIBILITY</b>	7.06 AC
<b>TENANTS</b>		<b>TENANTS (LEASABLE SF)</b>	
A-1	127220 SF	HV-3	8420 SF
A-2	88028 SF	HV-4	8410 SF
		HV-5	8755 SF
		HV-6	8758 SF
		HV-7	7354 SF
		HV-8	7355 SF
		HV-9	6076 SF
		HV-10	5798 SF
<b>TOTAL GROSS LEASABLE AREA</b>	215248 SF	<b>TOTAL GROSS LEASABLE AREA</b>	60926 SF
<b>TOTAL GROSS BUILDABLE AREA</b>	215248 SF	<b>TOTAL GROSS COMMON AREA</b>	560 SF
<b>MAJOR ANCHOR PARKING</b>		<b>TOTAL GROSS BUILDABLE AREA</b>	61486 SF
TOTAL PARKING	1046 SPACES	<b>HIGH VISIBILITY PARKING</b>	
PARKING RATIO	4.89/1000	TOTAL PARKING	279 SPACES
		PARKING RATIO	4.53/1000
<b>JUNIOR ANCHOR</b>	32.69 AC	<b>PAD SITES</b>	16.02 AC
<b>TENANTS</b>		<b>TENANTS</b>	<b>BUILDING SF</b>
JA-1	26030 SF	HV-1	4848 SF
JA-2	10218 SF	HV-2	7000 SF
JA-3	20012 SF	PAD-A	7732 SF
JA-4	50710 SF	PAD-B	7918 SF
JA-5	20492 SF	PAD-C	2512 SF
JA-6	8480 SF	PAD-D	4928 SF
JA-7	25439 SF	PAD-E	4250 SF
JA-8	N/A	PAD-F	TBD
JA-9	N/A	PAD-L	TBD
JA-10	31204 SF	PAD-M	TBD
JA-11	4033 SF	PAD-N	TBD
JA-12	N/A	PAD-P	63872 SF
JA-13	16145 SF		
JA-14	25133 SF		
JA-15	15081 SF		
JA-16	30976 SF		
JA-17	18168 SF		
<b>TOTAL GROSS LEASABLE AREA</b>	302323 SF	<b>TOTAL GROSS LEASABLE AREA</b>	103061 SF
<b>TOTAL COMMON AREA</b>	0 SF	<b>TOTAL GROSS BUILDABLE AREA</b>	103061 SF
<b>TOTAL GROSS BUILDABLE AREA</b>	302323 SF	<b>PAD SITE PARKING</b>	
<b>JUNIOR ANCHOR PARKING</b>		TOTAL PARKING	524 SPACES
TOTAL PARKING	1839 SPACES	PARKING RATIO	12.76/1000
PARKING RATIO	6.09/1000	<b>OTHER</b>	
		MULTI-FAMILY	17.944 AC
		TRACT-A (EAST BRIARWOOD WAY)	5.748 AC
		TRACT-B (EAST CHAMBERS WAY)	8.908 AC
		TRACT-C	0.167 AC
		TRACT-D	0.497 AC
		TRACT-E	39.10 AC
		TRACT-F	0.564 AC
		TRACT-G	1.99 AC
		TRACT-H	0.01 AC
		UN-BUILDABLE	2.044 AC

**SITE TOTALS**

TOTAL GROSS SITE AREA	158.25 AC
TOTAL GROSS LEASABLE AREA	682118 SF
TOTAL GROSS BUILDABLE AREA	682118 SF
TOTAL PARKING	3701 SPACES
PARKING RATIO	5.98/1000
CITY OF AURORA PARKING RATIO REQUIRED	3.6 SPACES PER 1000 GFA

NOTE:  
 \* ACREAGE TOTALS GIVEN FOR PAD SITE HV-2, PAD SITE A, PAD SITE B, AND PAD SITE E ARE SUBJECT TO CHANGE BASED UPON FINAL ALIGNMENT OF THE ON RAMP TO SOUTH BOUND PARKER ROAD FROM EAST BOUND ARAPAHOE ROAD.



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THIS LEASING PLAN IS INTENDED FOR MARKETING PURPOSES TO SHOW THE LOCATION AND AREAS OF PROPOSED MERCHANTS. INFORMATION SHOWN IS SUBJECT TO CONTINUED REVISIONS.

