



EXISTING FIRST FLOOR PLAN

	COMMON AREA	1,074 S.F.
	TENANT SUITE 1 ADJUSTED RENTABLE	2,662 U.S.F. 3,040 R.S.F.
	TENANT SUITE 2 ADJUSTED RENTABLE	2,783 U.S.F. 3,178 R.S.F.

ALL FLOORS / TENANTS HAVE AN ADD ON FACTOR FOR COMMON AREAS OF 14.20 TO THEIR USABLE S.F.

BUILDING TOTAL GROSS S.F.	
FIRST FLOOR	7,033 GROSS S.F.
SECOND FLOOR	7,033 GROSS S.F.
THIRD FLOOR	6,934 GROSS S.F.
BUILDING TOTAL	21,000 GROSS S.F.

BUILDING TOTAL ADJUSTED TOTAL RENTABLE AREA	
FIRST FLOOR	6,519 R.S.F.
SECOND FLOOR	6,519 R.S.F.
THIRD FLOOR	6,404 R.S.F.
BUILDING TOTAL	19,442 R.S.F.

MAJOR VERTICAL PENETRATIONS	
FIRST FLOOR	514 S.F.
SECOND FLOOR	514 S.F.
THIRD FLOOR	530 S.F.
BUILDING TOTAL	1,558 S.F.

BUILDING TOTAL RENTABLE AREA	
FIRST FLOOR	6,218 R.S.F.
SECOND FLOOR	6,727 R.S.F.
THIRD FLOOR	6,497 R.S.F.
BUILDING TOTAL	19,442 R.S.F.

BUILDING TOTAL COMMON AREA	
FIRST FLOOR	1,074 S.F.
SECOND FLOOR	629 S.F.
THIRD FLOOR	715 S.F.
BUILDING TOTAL	2,418 S.F.

BUILDING TOTAL USABLE AREA	
FIRST FLOOR	5,445 U. S.F.
SECOND FLOOR	5,890 U.S.F.
THIRD FLOOR	5,689 U.S.F.
BUILDING TOTAL	17,024 U.S.F.

GOLDSTAR PROPERTIES, L.L.C. UNITY CONCOURSE II BUILDING 54 OLD HIGHWAY - RTE 22, CLINTON NEW JERSEY	DRAWING REFERENCE
	A-101
EXISTING FIRST FLOOR PLAN	LAST MODIFIED
	5-18-21