

**BOMA: MAIN FLOOR**






GROSS FLOOR AREA  
37,811 S.F.

GROSS MEASURED AREA  
36,887 S.F.

FLOOR RENTABLE AREA  
36,000 S.F.

FLOOR USEABLE AREA  
34,374 S.F.

FLOOR R/U RATIO  
1.0473

	VERTICAL PENETRATIONS 887 S.F.
	COMMON AREA 1,626 S.F.
	SUITE 200 28,522 S.F. * 1.1064 = 31,556.74 R.S.F.
	SUITE 220 5,044 S.F. * 1.1064 = 5,580.68 R.S.F.
	DEAD AREA 808 S.F. * 1.1064 = 893.97 R.S.F.

**BOMA: BUILDING**

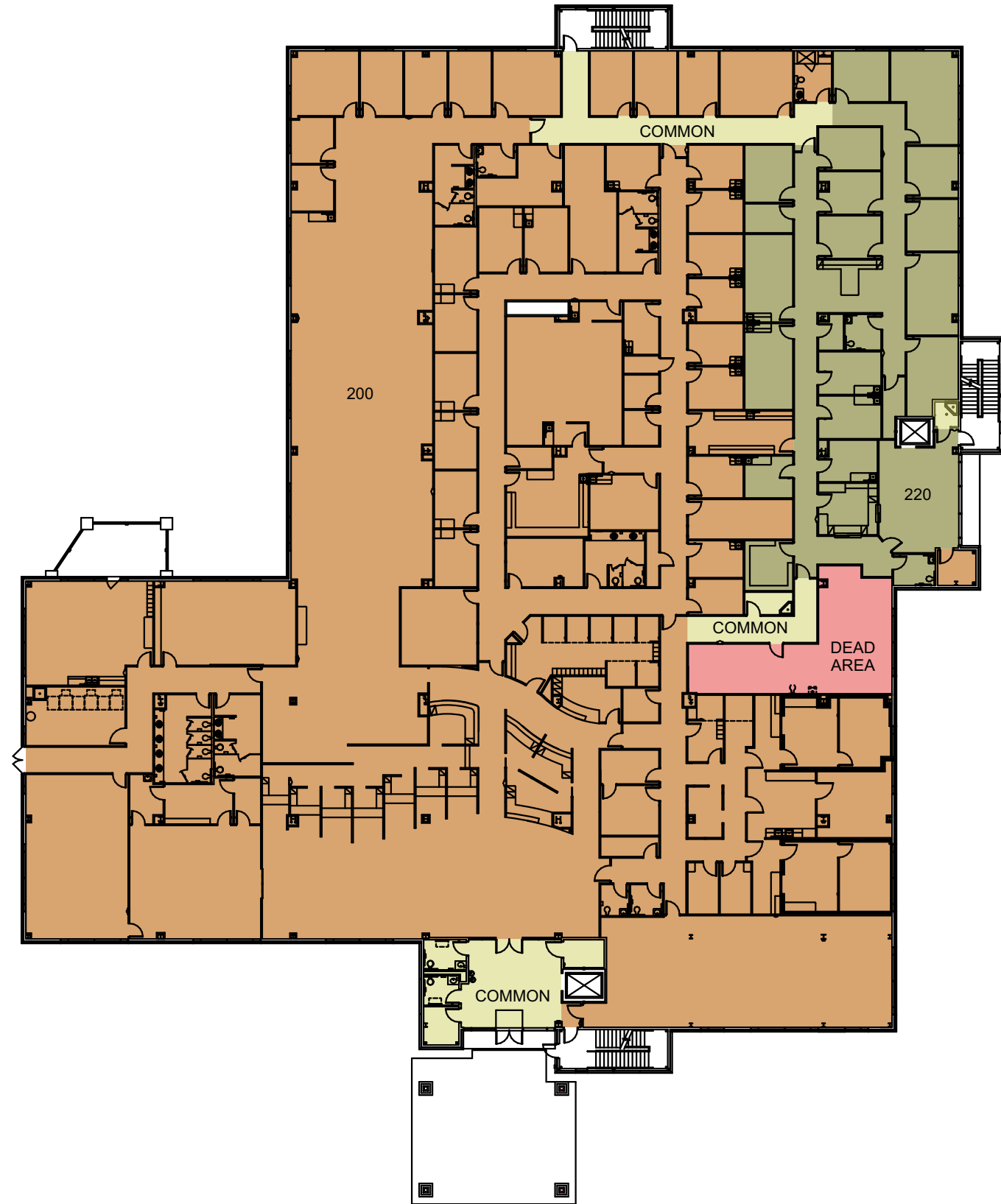
BUILDING GROSS AREA  
94,894 S.F.

BUILDING RENTABLE AREA  
89,915 S.F.

BUILDING USEABLE AREA  
81,268 S.F.

BUILDING R/U RATIO  
89,915/81,268 = 1.1064

R.S.F. :  
RENTABLE SQUARE FEET =  
TENANT SPACE AREA  
MULTIPLIED BY  
BUILDING R/U RATIO



MAIN FLOOR PLAN  
TENANT AREAS



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

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BOMA AREAS FOR:  
**1400 DOWELL SPRINGS**  
FLAGSHIP HEALTHCARE PROPERTIES, LLC  
KNOXVILLE, TN

MAIN FLOOR PLAN  
TENANT AREAS

DATE: 24 FEB 2023  
PROJECT NO.: 23016  
PROJECT MGR.: STUART