

**OPTION 1
LOWER LEVEL**

TOTAL	47,500 SQFT
NORTH BUILDING	29,600 SQFT
LOWER LEVEL	14,800 SQFT
UPPER LEVEL	14,800 SQFT
SOUTH BUILDING	17,900 SQFT
LOWER LEVEL	10,100 SQFT
UPPER LEVEL	7,800 SQFT

NOTE: ALL AREAS ARE APPROXIMATE

 **COFFEE SHOP**
1,600 TOTAL SQFT

 **RETAIL / GALLERY**
4,100 TOTAL SQFT

 **OFFICE / RETAIL**
4,300 TOTAL SQFT

 **CO-WORK ENTRY / LOBBY**
900 TOTAL SQFT

 **LARGE CONFERENCE ROOM**
450 TOTAL SQFT

 **GYM FOR CO-WORK MEMBERS**
650 TOTAL SQFT

 **OFFICE / RETAIL**
650 TOTAL SQFT

 **FOOD HALL**
6,200 TOTAL SQFT

 **BEER / COCKTAIL HALL**
2,300 TOTAL SQFT

 **BACK HOUSE FOR FOOD HALL**
1,200 TOTAL SQFT (ADDITIONAL SPACE IN BASEMENT)

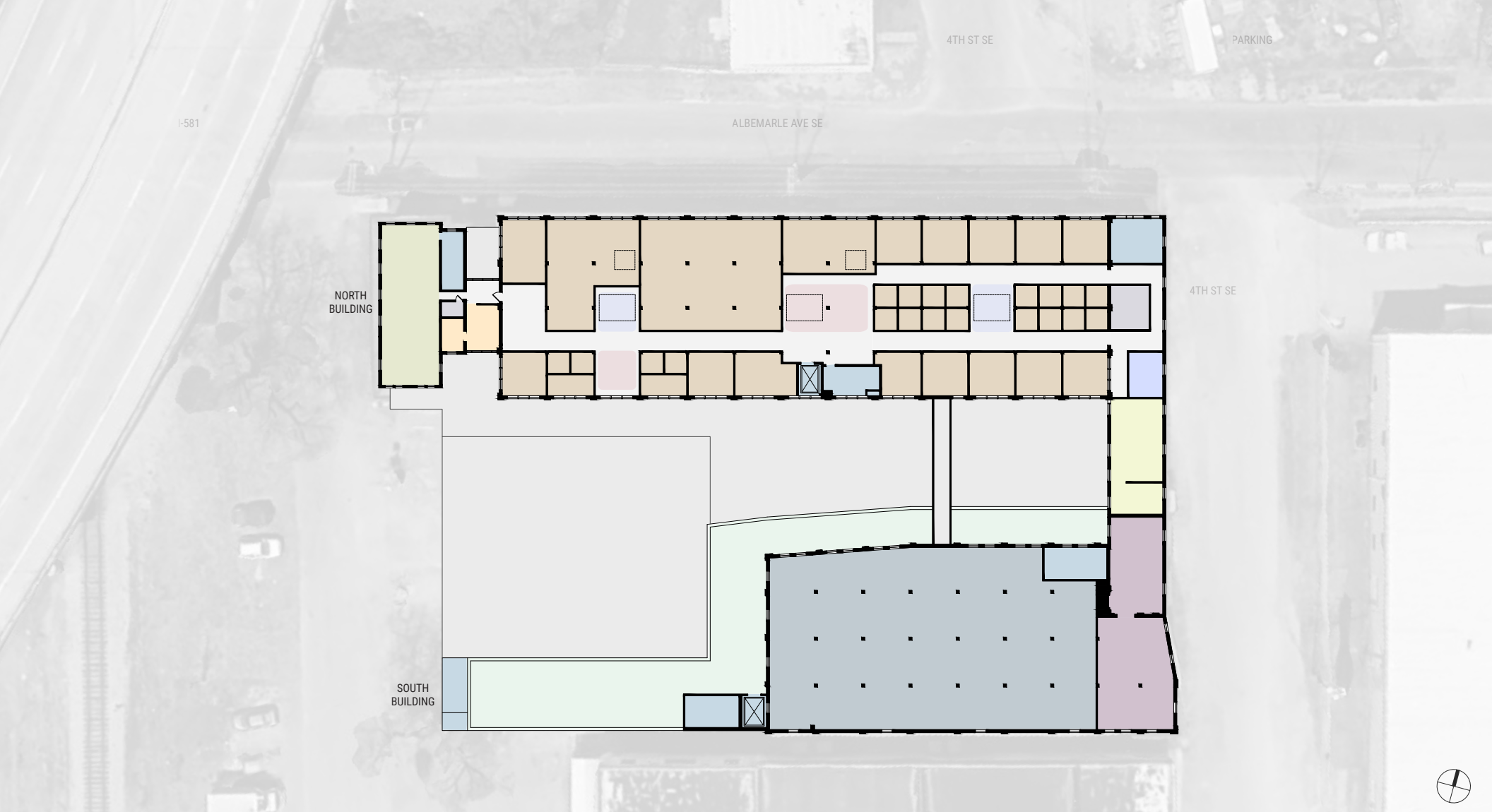
 **TERRACE**
7,000 TOTAL SQFT

 **APARTMENT ACCESS**
250 TOTAL SQFT

 **LOWER TERRACE**

 **MECHANICAL**

 **CIRCULATION / BATHROOMS**
NOTE: CIRCULATION AND BATHROOMS PROPOSED COMBINATION OF NEW AND EXISTING ELEMENTS



**OPTION 1
UPPER LEVEL**

TOTAL	47,500 SQFT
NORTH BUILDING	29,600 SQFT
LOWER LEVEL	14,800 SQFT
UPPER LEVEL	14,800 SQFT
SOUTH BUILDING	17,900 SQFT
LOWER LEVEL	10,100 SQFT
UPPER LEVEL	7,800 SQFT

NOTE: ALL AREAS ARE APPROXIMATE

CO-WORKING OFFICES

39 TOTAL OFFICES
±8,000 SQFT TOTAL OFFICE SPACE

SMALL OFFICES
20 @ 60 SQFT
2 @ ±110 SQFT

MEDIUM OFFICES
8 @ ±220 SQFT
6 @ ±280 SQFT
1 @ ±530 SQFT

LARGE OFFICES
1 @ ±880 SQFT
1 @ ±1770 SQFT

CO-WORKING OPEN OFFICE AREA
1,000 TOTAL SQFT

KITCHEN / BREAK ROOM

INFORMAL MEETING AREAS
600 TOTAL SQFT

MEETING AREAS
530 TOTAL SQFT

LARGE CONFERENCE ROOM
700 TOTAL SQFT

SMALL CONFERENCE ROOM
180 TOTAL SQFT

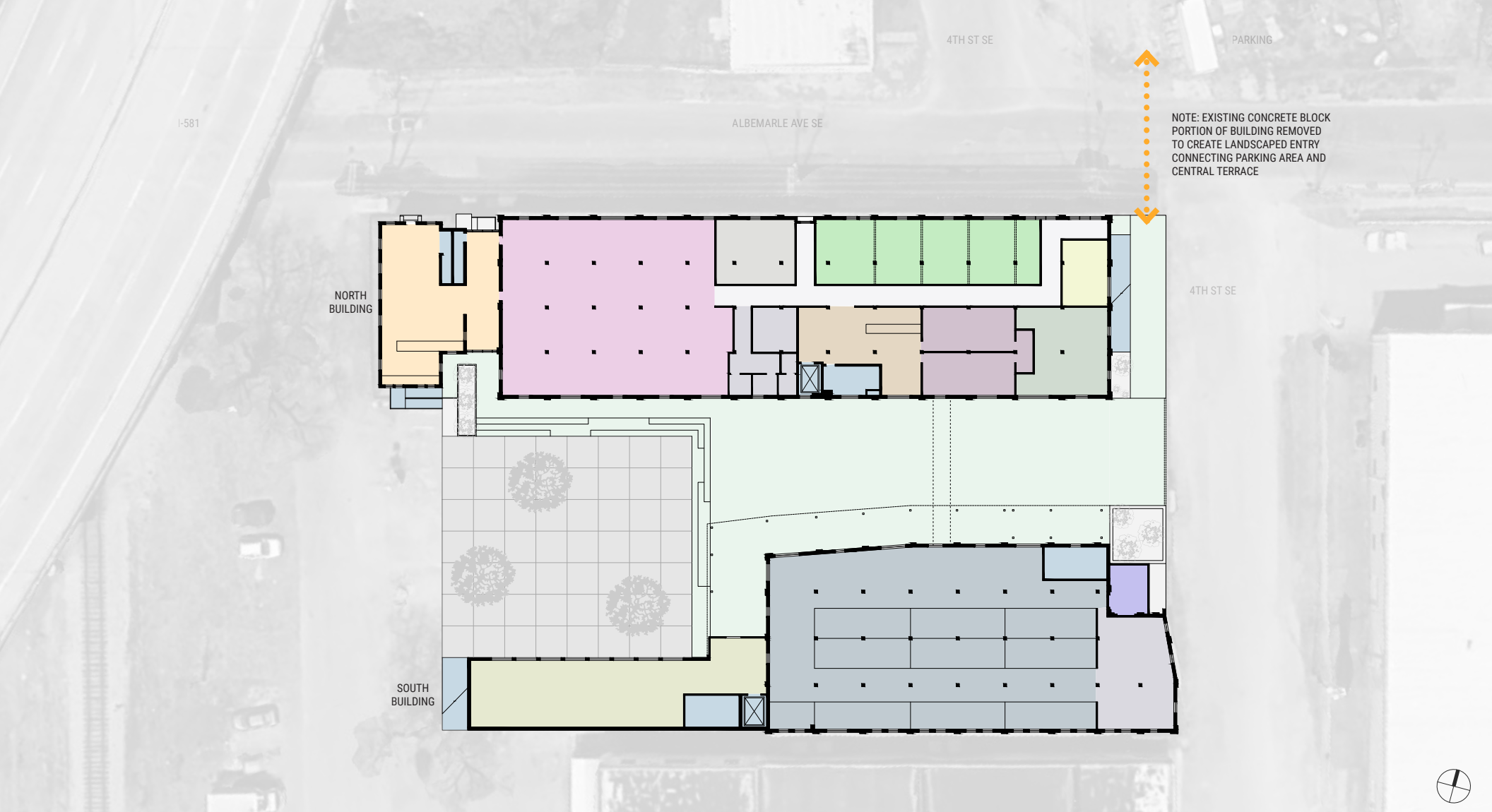
EVENT HALL
6,200 TOTAL SQFT

ROOF TERRACE
4,120 TOTAL SQFT

APARTMENT
1,400 TOTAL SQFT

CIRCULATION / BATHROOMS
NOTE: CIRCULATION AND BATHROOMS PROPOSED COMBINATION OF NEW AND EXISTING ELEMENTS





NOTE: EXISTING CONCRETE BLOCK PORTION OF BUILDING REMOVED TO CREATE LANDSCAPED ENTRY CONNECTING PARKING AREA AND CENTRAL TERRACE

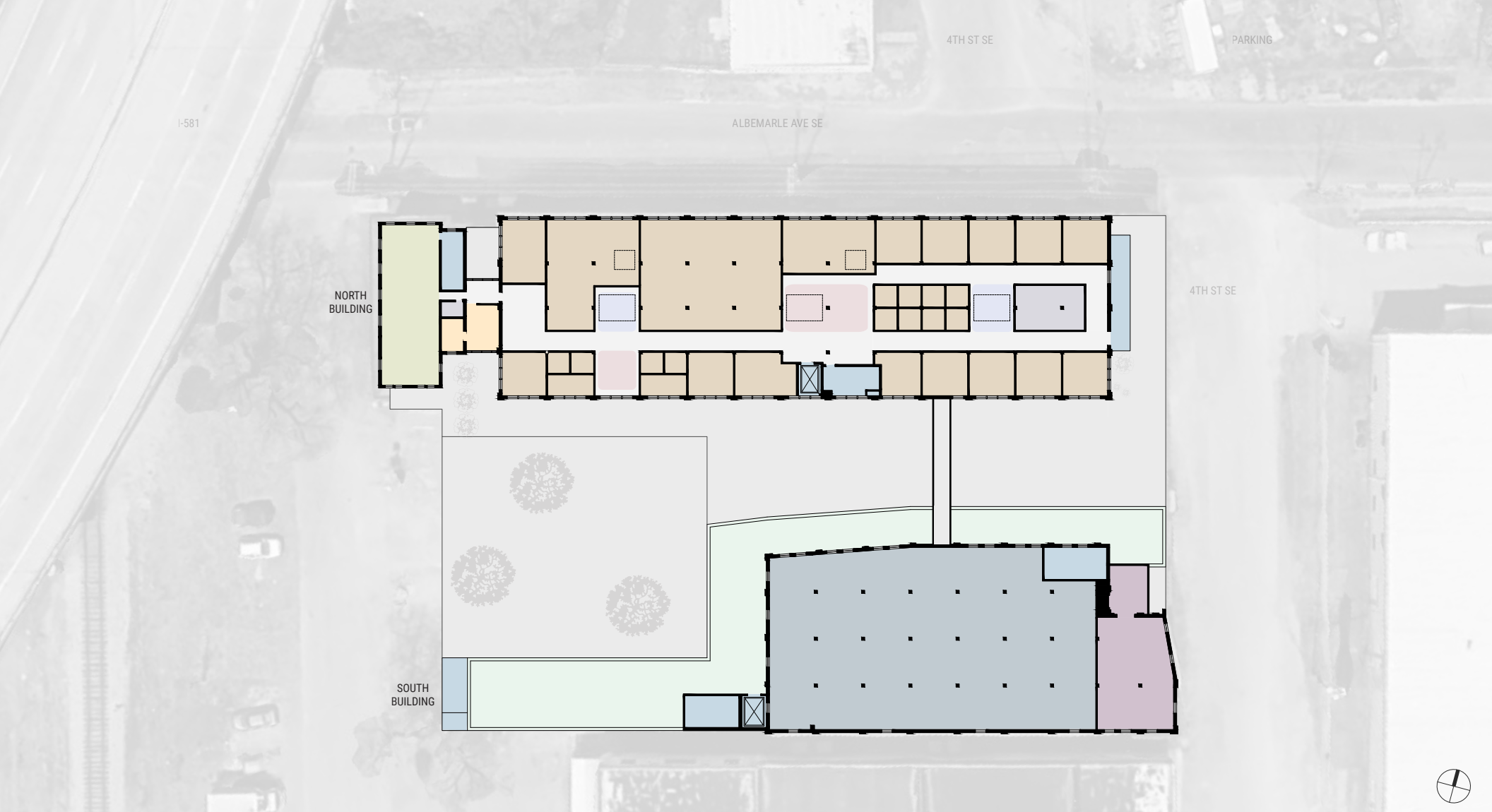
**OPTION 2
LOWER LEVEL**

TOTAL	43,600 SQFT
NORTH BUILDING	26,300 SQFT
LOWER LEVEL	13,150 SQFT
UPPER LEVEL	13,150 SQFT
SOUTH BUILDING	17,300 SQFT
LOWER LEVEL	9,800 SQFT
UPPER LEVEL	7,500 SQFT

NOTE: ALL AREAS ARE APPROXIMATE

- | | | |
|---|--|---|
|  COFFEE SHOP
1,600 TOTAL SQFT |  GYM FOR CO-WORK MEMBERS
650 TOTAL SQFT |  TERRACE
7,000 TOTAL SQFT |
|  RETAIL / GALLERY
4,100 TOTAL SQFT |  OFFICE / RETAIL
850 TOTAL SQFT |  APARTMENT ACCESS
250 TOTAL SQFT (NEW CONSTRUCTION) |
|  OFFICE / RETAIL
1,800 TOTAL SQFT |  FOOD HALL
6,200 TOTAL SQFT |  LOWER TERRACE |
|  CO-WORK ENTRY / LOBBY
900 TOTAL SQFT |  BEER / COCKTAIL HALL
2,300 TOTAL SQFT |  MECHANICAL |
|  LARGE CONFERENCE ROOMS
900 TOTAL SQFT (450 SQFT EACH) |  BACK HOUSE FOR FOOD HALL
800 TOTAL SQFT (ADDITIONAL SPACE IN BASEMENT) |  CIRCULATION / BATHROOMS
NOTE: CIRCULATION AND BATHROOMS PROPOSED COMBINATION OF NEW AND EXISTING ELEMENTS |





**OPTION 2
UPPER LEVEL**

TOTAL	43,600 SQFT
NORTH BUILDING	26,300 SQFT
LOWER LEVEL	13,150 SQFT
UPPER LEVEL	13,150 SQFT
SOUTH BUILDING	17,300 SQFT
LOWER LEVEL	9,800 SQFT
UPPER LEVEL	7,500 SQFT

NOTE: ALL AREAS ARE APPROXIMATE

CO-WORKING OFFICES

31 TOTAL OFFICES
±7,500 SQFT TOTAL OFFICE SPACE

SMALL OFFICES
12 @ ±60 SQFT
2 @ ±110 SQFT

MEDIUM OFFICES
8 @ ±220 SQFT
6 @ ±280 SQFT
1 @ ±530 SQFT

LARGE OFFICES
1 @ ±880 SQFT
1 @ ±1770 SQFT

CO-WORKING OPEN OFFICE AREA
1,000 TOTAL SQFT

KITCHEN / BREAK ROOM

INFORMAL MEETING AREAS
600 TOTAL SQFT

MEETING AREAS
530 TOTAL SQFT

NEW EGRESS STAIR
ADDED TO EXTERIOR @ EAST END OF NORTH BUILDING

EVENT HALL
6,200 TOTAL SQFT

ROOF TERRACE
4,200 TOTAL SQFT

APARTMENT
1,100 TOTAL SQFT

CIRCULATION / BATHROOMS
NOTE: CIRCULATION AND BATHROOMS PROPOSED COMBINATION OF NEW AND EXISTING ELEMENTS