

DESCRIPTION	SIZE	QUANTITY
Private Offices	121 sf	14
Workstations	7'x7'	78
Benching	3'x7'	16

Total Number of Staff Office To Workstation Ratio 108 1:6

**MEETING AREAS**

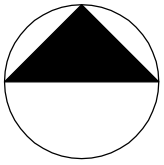
Open Meeting Areas	2 Seats	4
Boardroom	8 Seats	
	Combined	20
Meeting Room	10 Seats	2
Meeting Room	4 Seats	2
<b>Total Meeting Seats</b>		<b>56</b>

**COMMON AREAS**

Staff Lounge	507 sf	2
Servery	276 sf	1
Collaboration	351 sf	1
Hotel Office	151 sf	1
Breakout Area	897 sf	1
Phone Room	70-102 sf	2
Hub Room	101 sf	1
Copy Room	270 sf	2
Storage Room	112 sf	1
First Aid Room	106 sf	1
Staff Coats	12 lin. ft.	2
File Cabinets		30

Gross Floor Area	24,540 SF
- Vertical Penetration	-1718 SF
- Common	-2,083 SF
Usable	20,739 SF
+ Common	+2,083 SF
Rentable	22,822 SF

$$\text{Gross Up Ratio} = \frac{\text{Rentable}}{\text{Usable}} = \frac{22,822 \text{ SF}}{20,739 \text{ SF}} = 1.1005$$



DESCRIPTION	SIZE	QUANTITY
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Private Offices	121 sf	28
Workstations	7'x7'	86
Total Number of Staff Office To Workstation Ratio		114
		1:3

#### MEETING AREAS

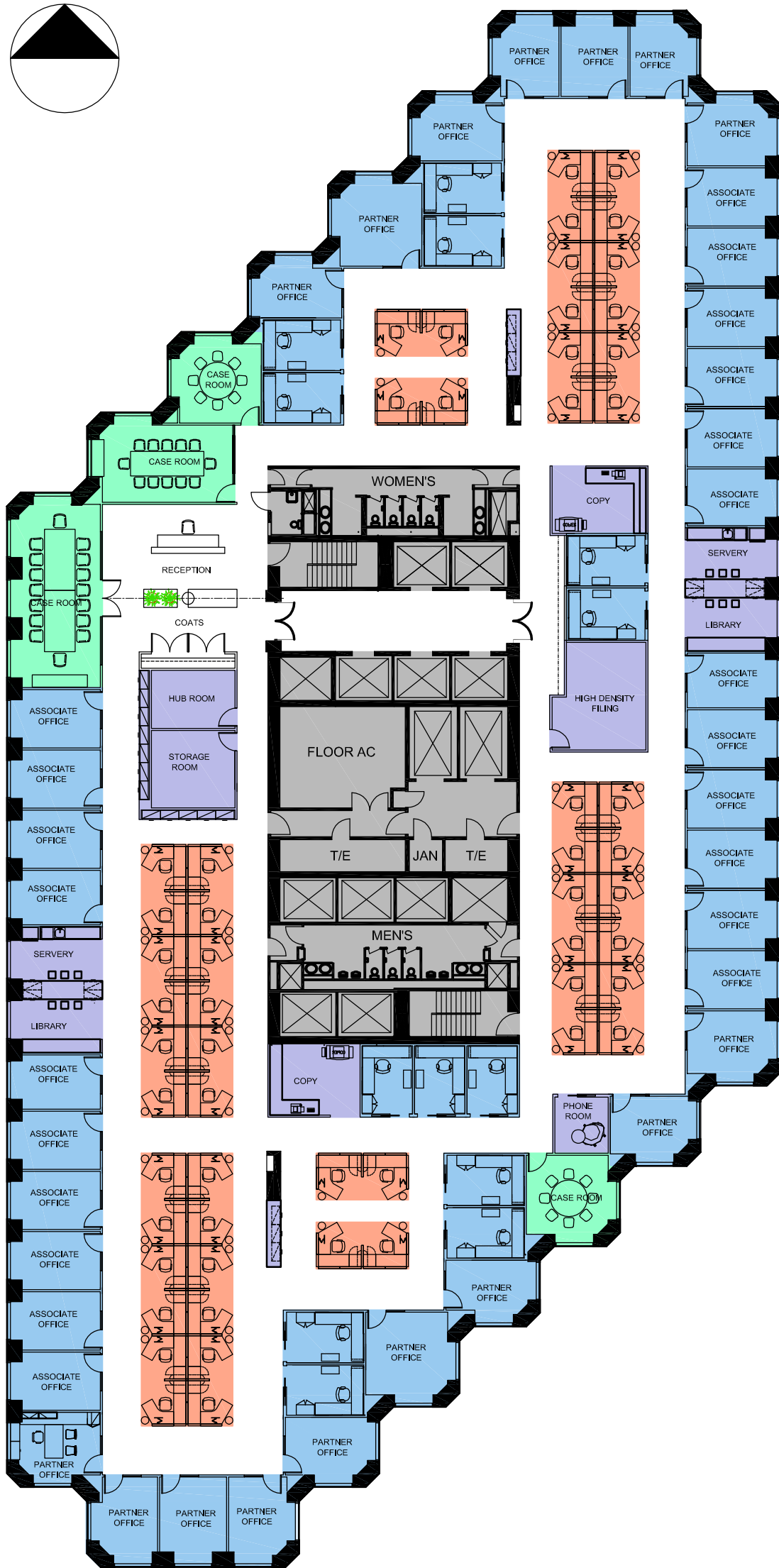
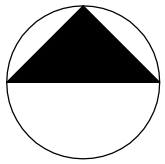
Open Meeting Areas	2 Seats	4
Open Meeting Areas	4 Seats	4
Meeting Room	12 Seats	2
Meeting Room	8 Seats	1
Total Meeting Seats		56

#### COMMON AREAS

Servery	423-465 sf	2
Hub Room	203 sf	1
Copy Room	119-127 sf	2
Storage Room	110-118 sf	1
Staff Coats	12'-0" lin. ft.	1
File Cabinets		78

Gross Floor Area	24,540 SF
- Vertical Penetration	-1,718 SF
- Common	-2,083 SF
Usable	20,739 SF
+ Common	+2,083 SF
Rentable	22,822 SF

$$\text{Gross Up Ratio} = \frac{\text{Rentable}}{\text{Usable}} = \frac{22,822 \text{ SF}}{20,739 \text{ SF}} = 1.1005$$



DESCRIPTION                      SIZE                      QUANTITY

<span style="color: blue;">■</span> Private Offices	110-121 sf	51
<span style="color: orange;">■</span> Workstations	7'x7'	52
Total Number of Staff Office To Workstation Ratio		103 1:1

■ MEETING AREAS

Boardroom	16 Seats	1
Meeting Room	12 Seats	1
Meeting Room	8 Seats	2
<b>Total Meeting Seats</b>		<b>44</b>

COMMON AREAS

<span style="color: purple;">■</span> Servery/Library	315 sf	2
Phone Room	87 sf	1
Hub Room	139 sf	1
Copy Room	168 sf	2
Storage Room	141 sf	1
File Cabinets		44

Gross Floor Area	24,540 SF
<span style="color: grey;">■</span> - Vertical Penetration	-1718 SF
<span style="color: grey;">■</span> - Common	-2,083 SF
<b>Usable</b>	<b>20,739 SF</b>
<span style="color: grey;">■</span> + Common	+2,083 SF
<b>Rentable</b>	<b>22,822 SF</b>

Gross Up Ratio =  $\frac{\text{Rentable}}{\text{Usable}} = \frac{22,822 \text{ SF}}{20,739 \text{ SF}} = 1.1005$