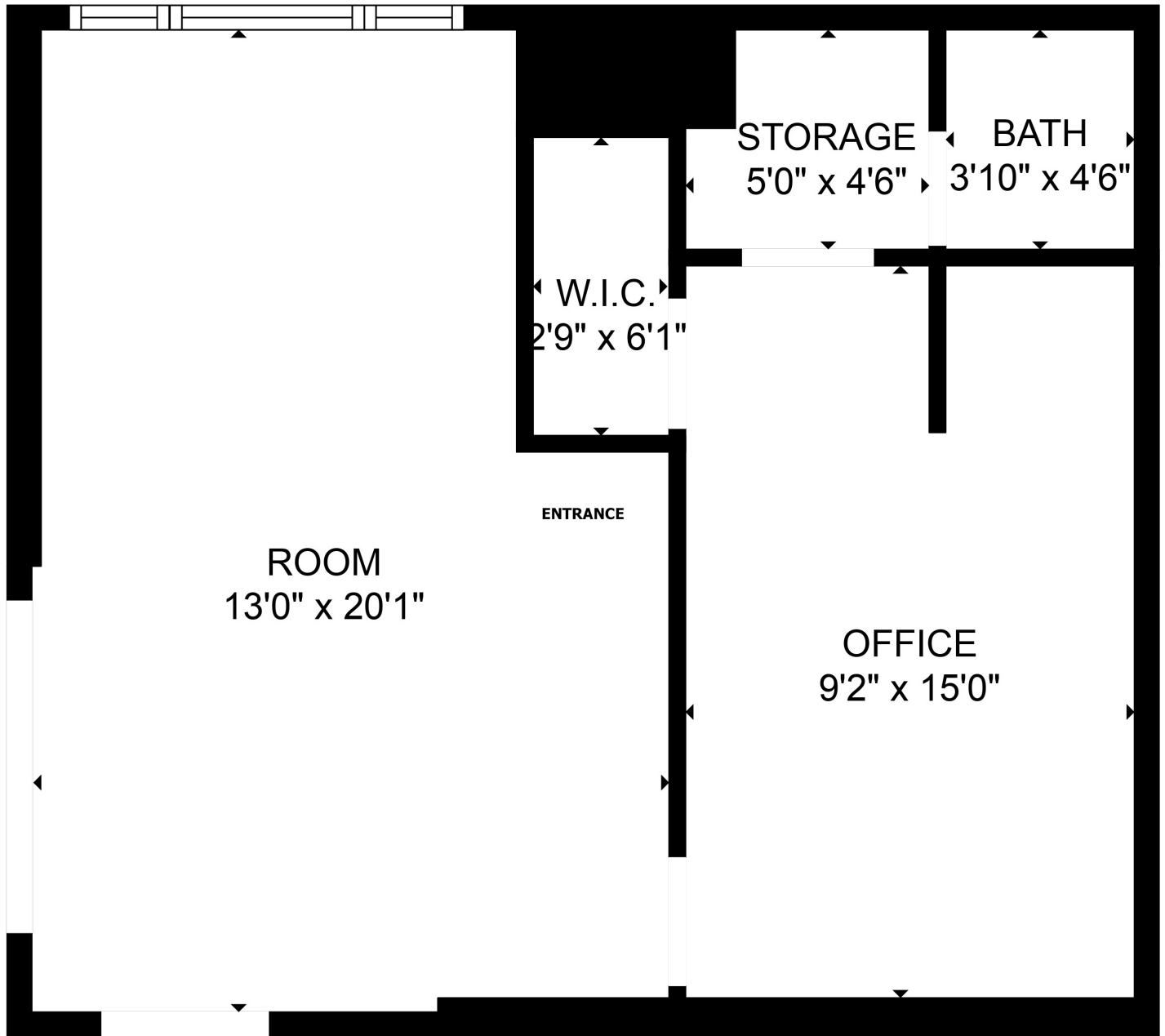


**FLOOR PLAN**



| SUITE / UNIT | SQUARE FEET | BASE RATE    | CAM (EST. 2026) | LEASE TYPE     | TERM   | ESCALATION | MONTHLY (ALL-IN) |
|--------------|-------------|--------------|-----------------|----------------|--------|------------|------------------|
| 40           | 465 SF      | \$10.00 / SF | \$2.73 / SF     | Modified Gross | 1 / Yr | 3% / Yr    | \$493            |

Ground-floor office/retail with street entry; open front room, private office, half bath, storage and walk-in closet. Delivered in as-is condition.

**FOR MARKETING PURPOSES ONLY. DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD-OUT.**

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