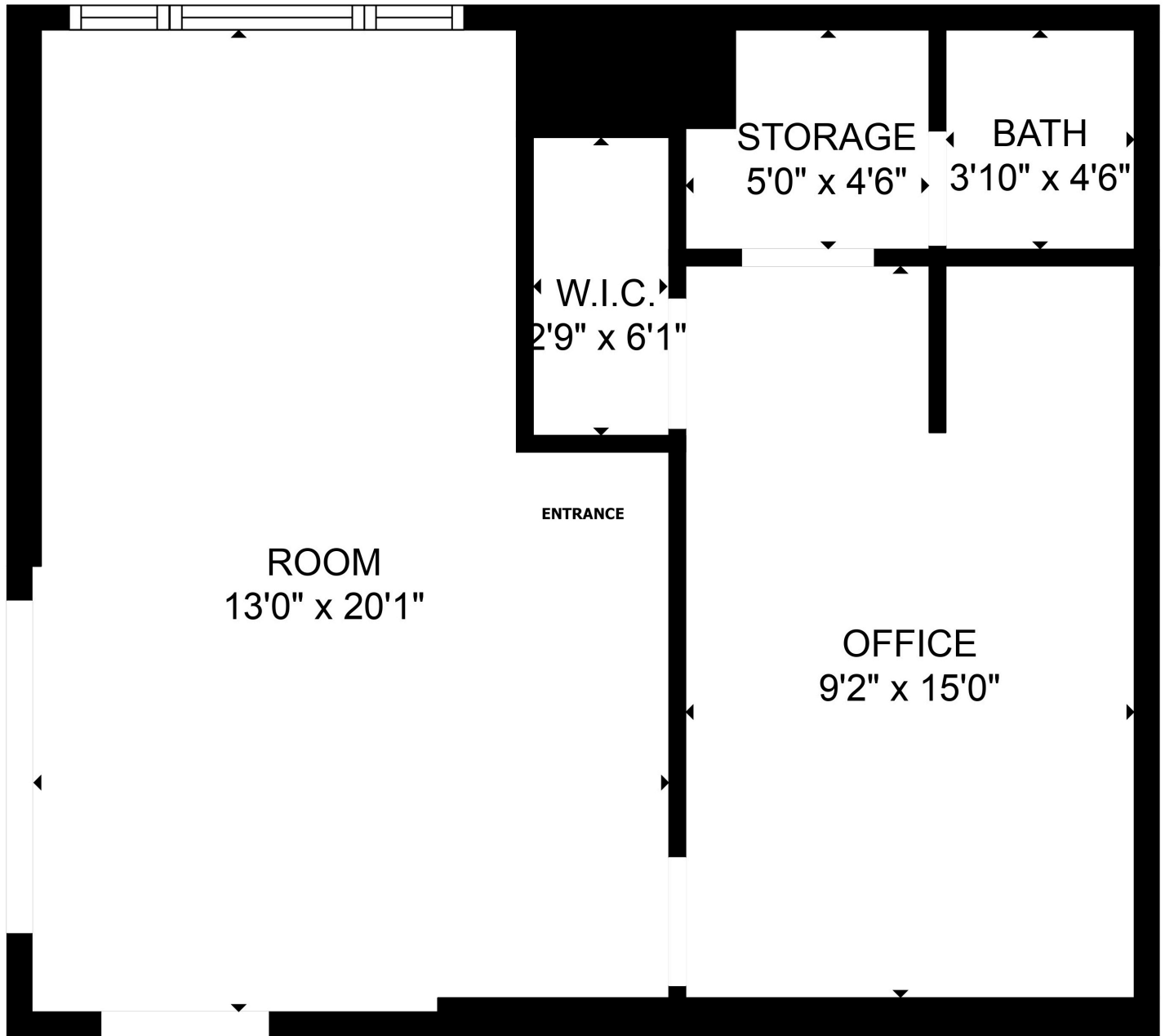


FLOOR PLAN


SUITE / UNIT	SQUARE FEET	BASE RATE	CAM (EST. 2026)	LEASE TYPE	TERM	ESCALATION	MONTHLY (ALL-IN)
40	465 SF	\$11.72 / SF	\$2.73 / SF	Modified Gross	1 / Yr	3% / Yr	\$560

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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