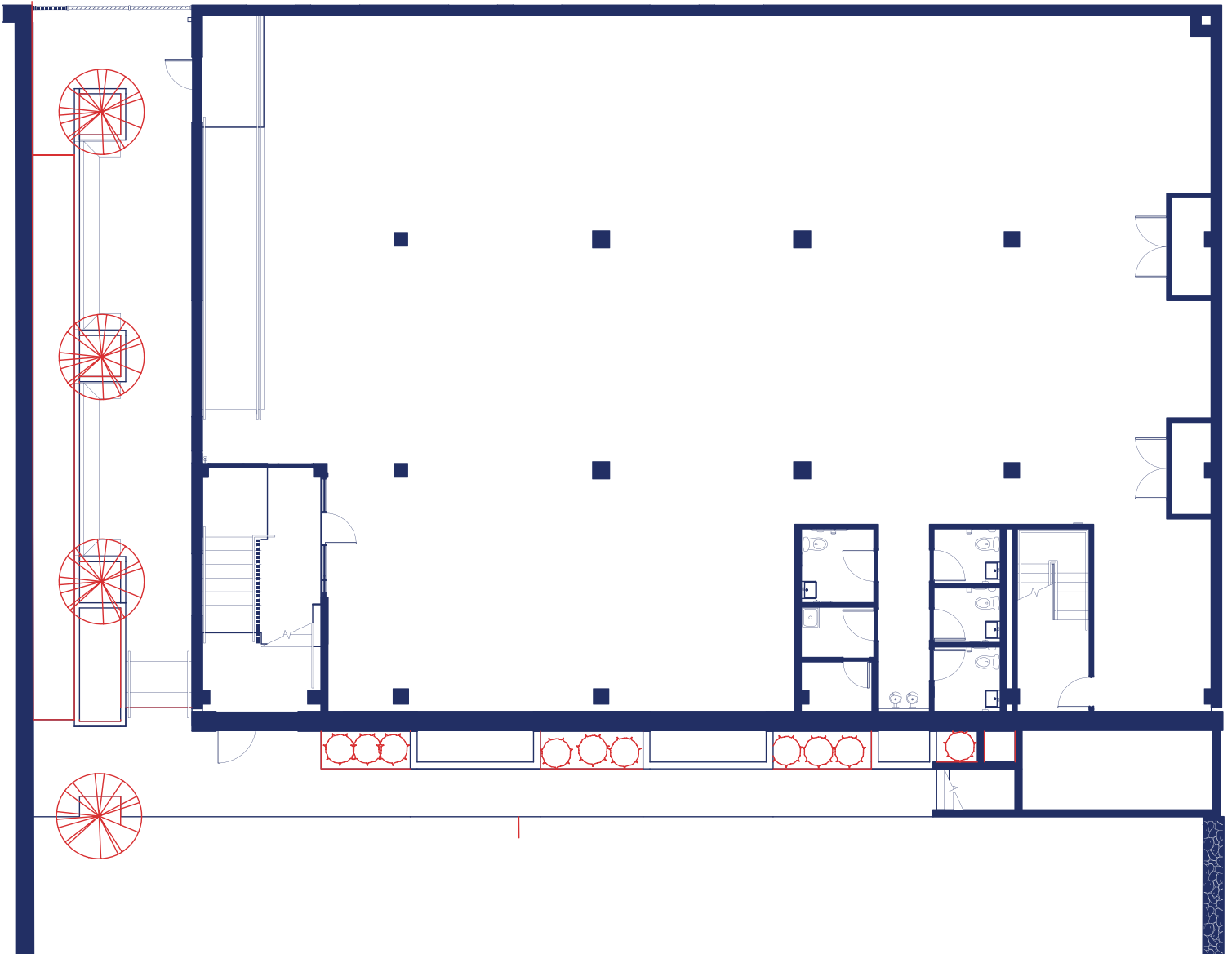


14W3

FLOOR PLAN



PROPERTY FEATURES:

Turn-key for 1-3 tenants

7,000 sf per level

ADA-compliant, B-occupancy for 144 users

Abundant natural light on all floors including basement

10'+ ceilings & polished concrete floors throughout

Gated parking for 20 vehicles

Monumental entry stairway & storefronts

Fully-upgraded electrical distribution & dramatic lighting design

New high-efficiency HVAC & gas service

Kitchen with custom millwork on the ground floor

Accessible restrooms & shower with modern fixtures

Security cameras & property-wide access control

Built-in tenant-branding & signage opportunities

1,100 sf private landscaped courtyard