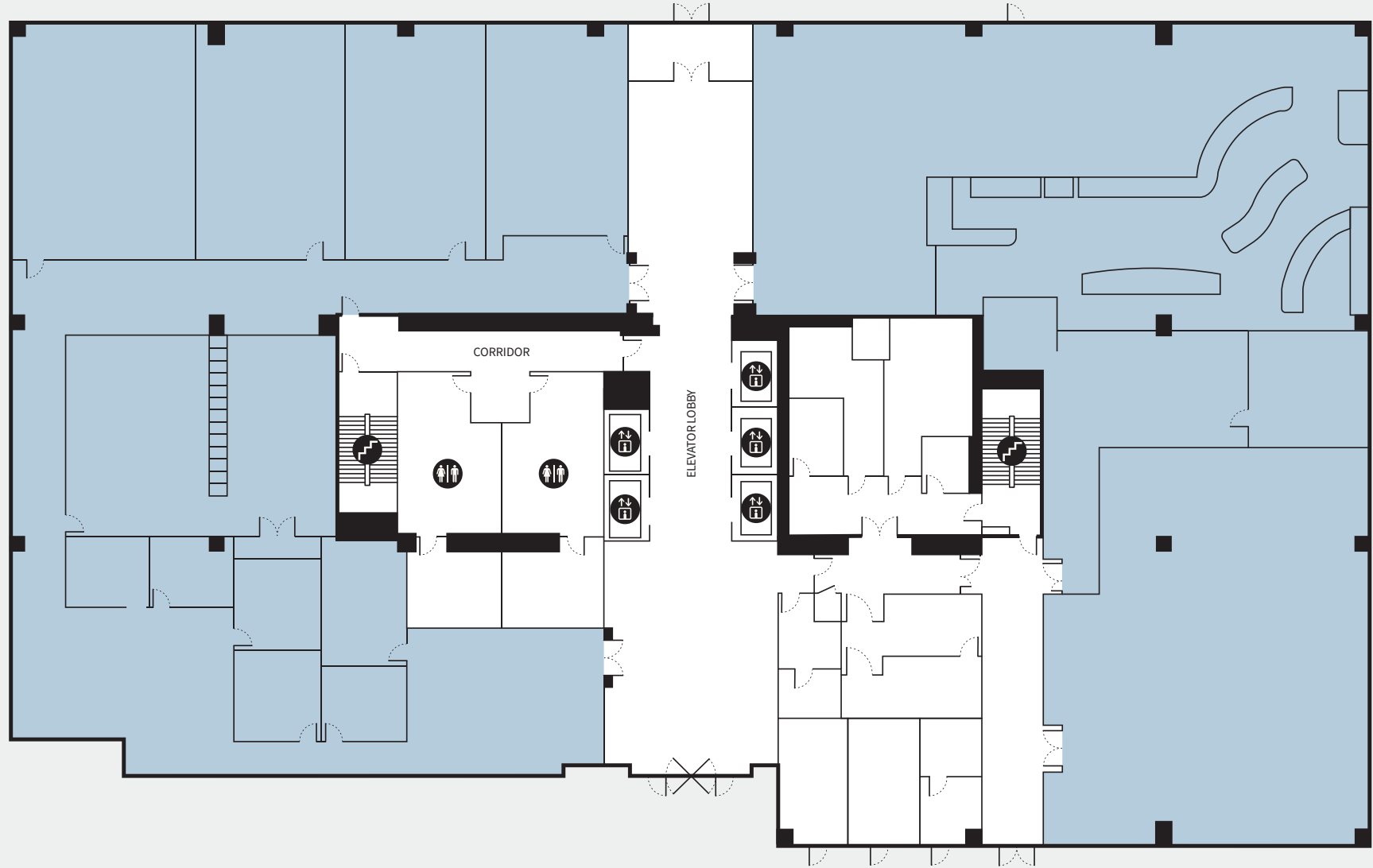


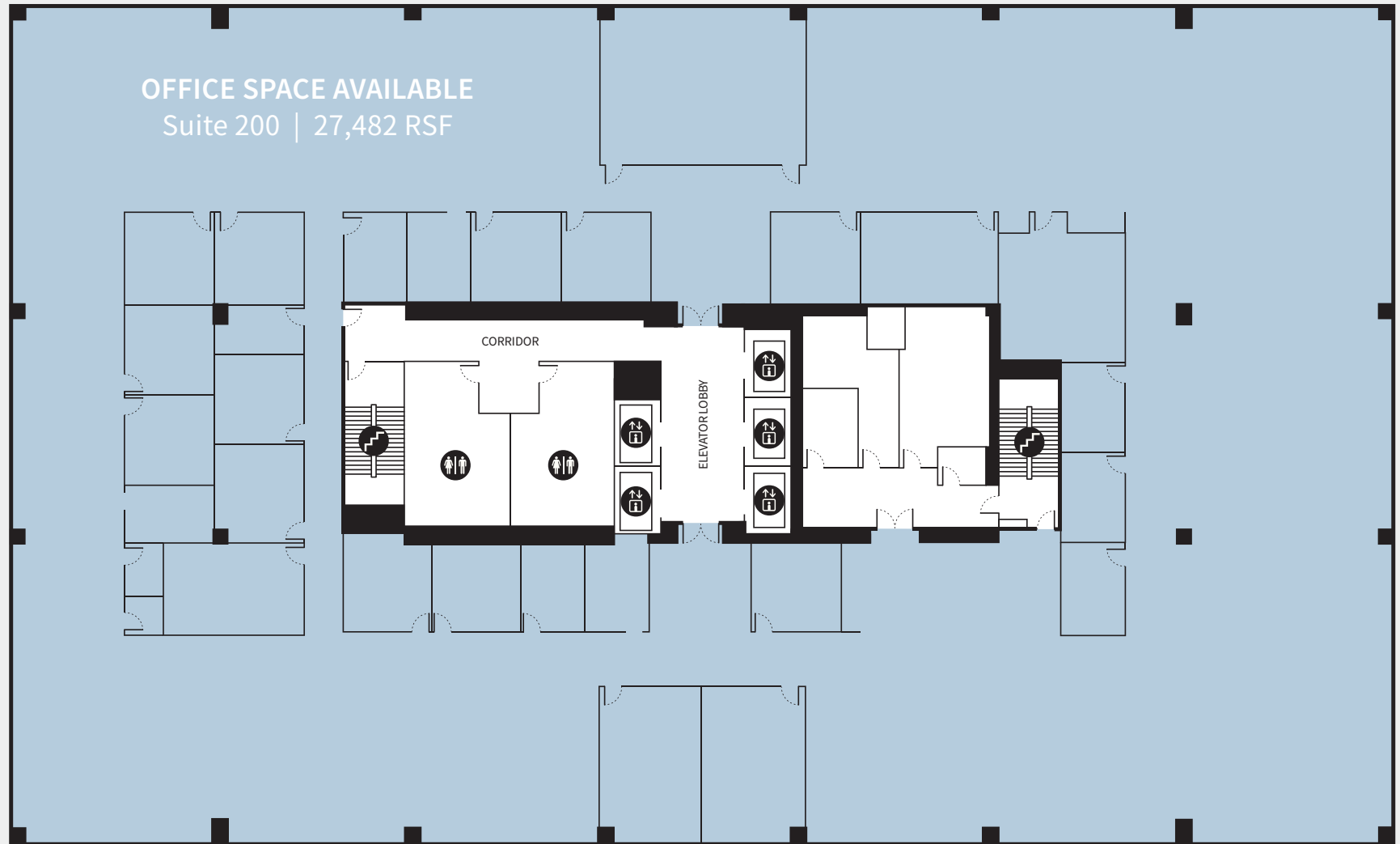
OFFICE SPACE
AVAILABLE
Suite 100 | 21,122 RSF



LEVEL 1



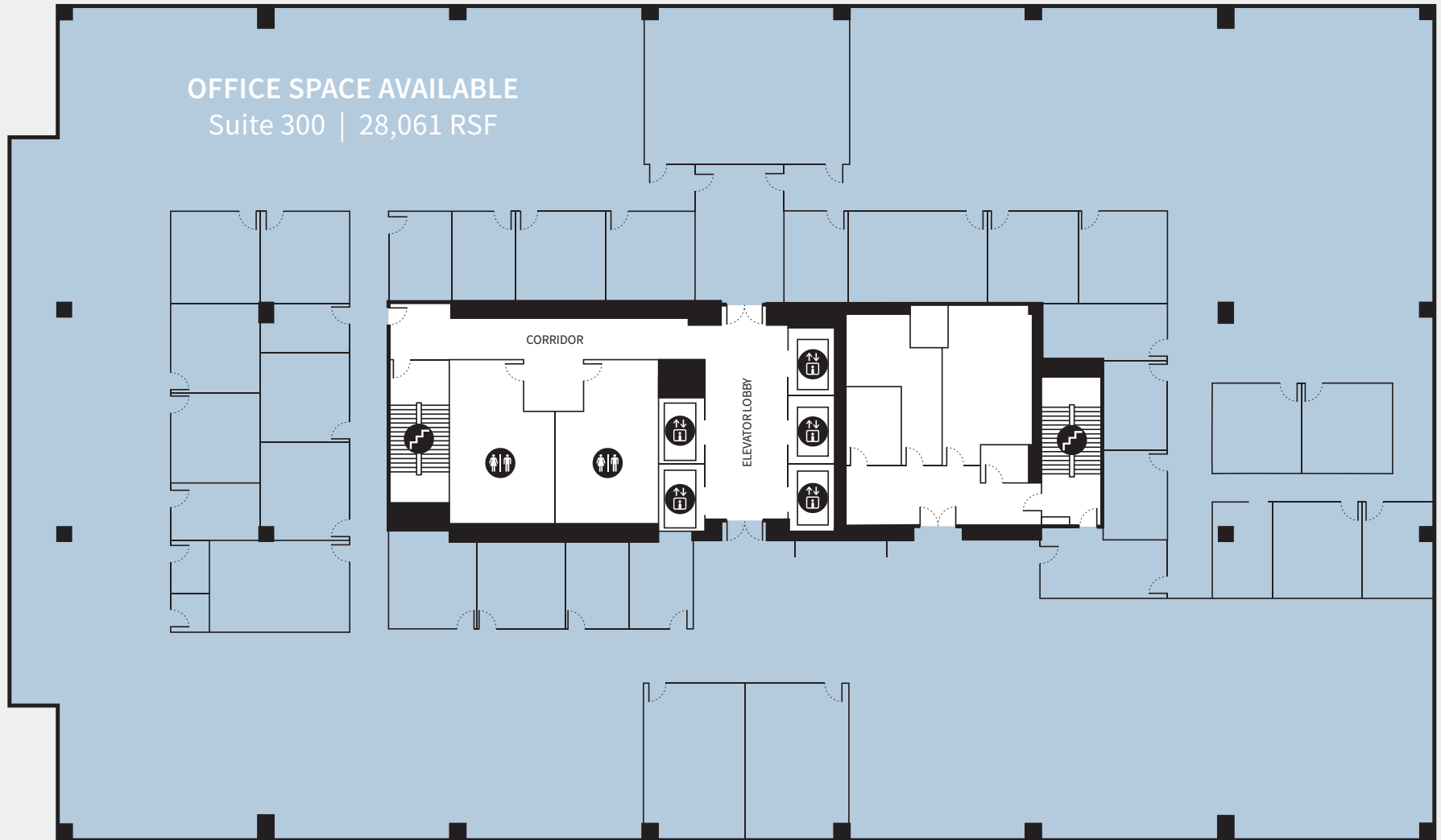
MIDTOWN PLAZA



LEVEL 2



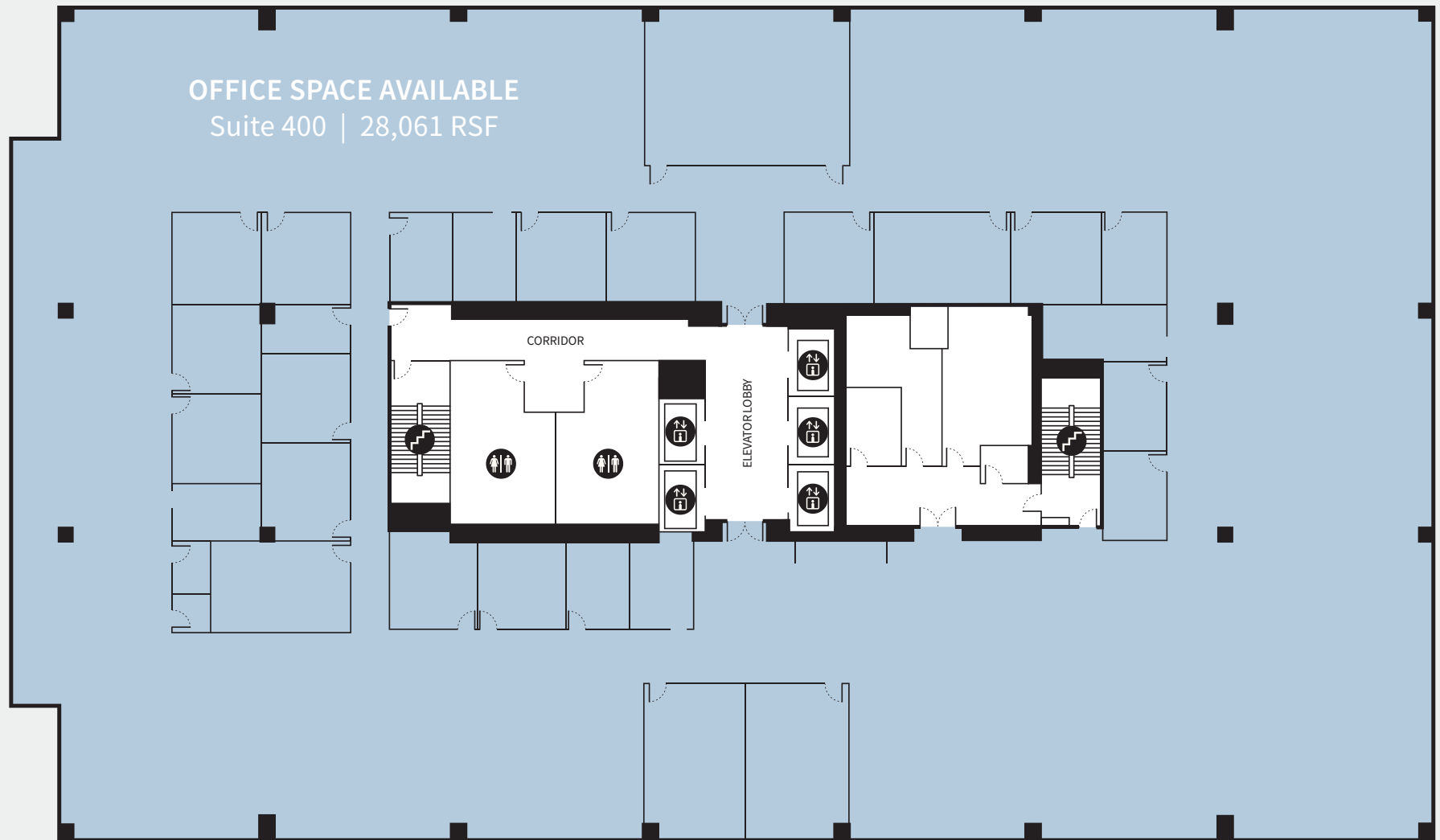
MIDTOWN PLAZA



LEVEL 3



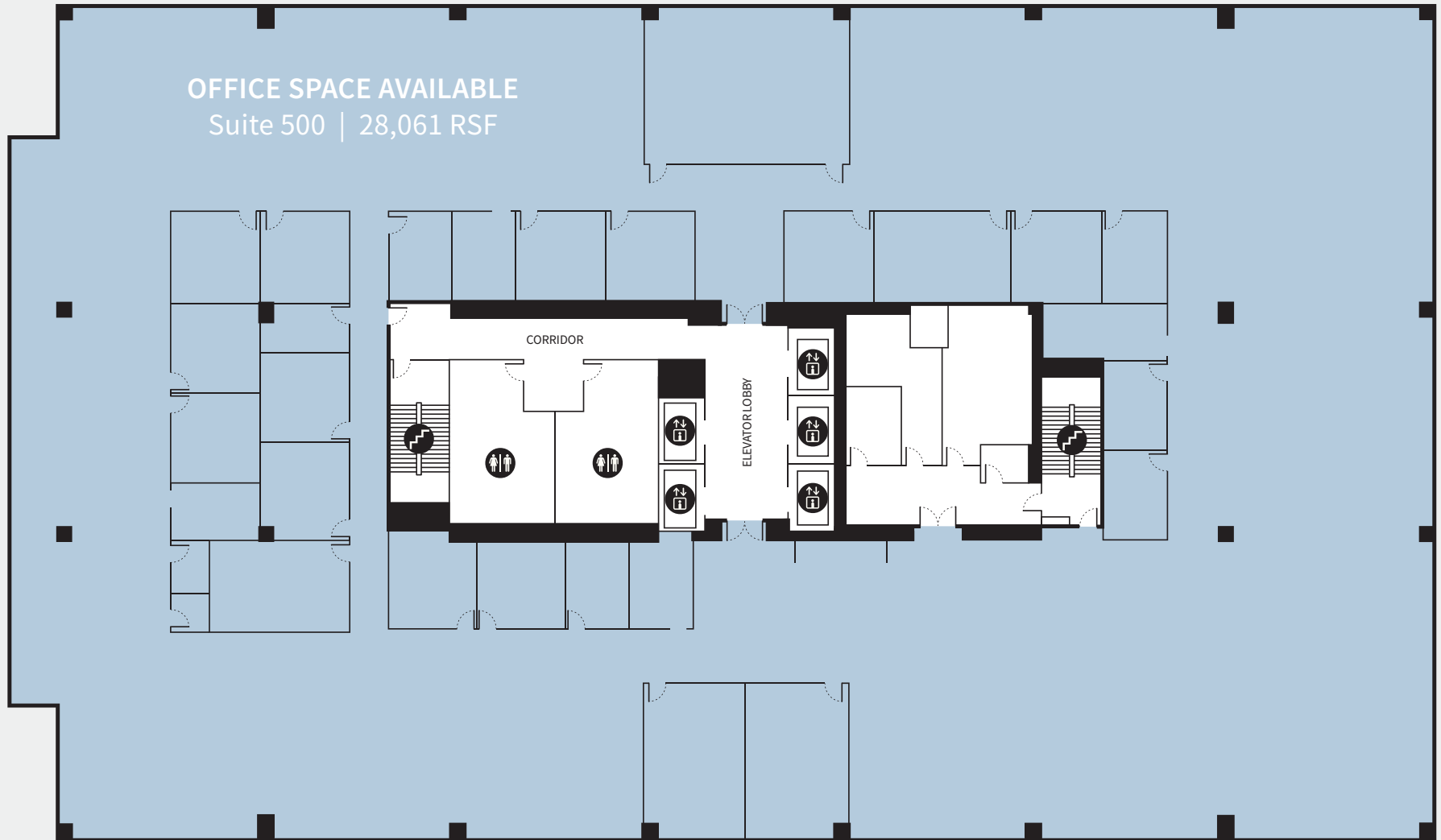
MIDTOWN PLAZA



LEVEL 4



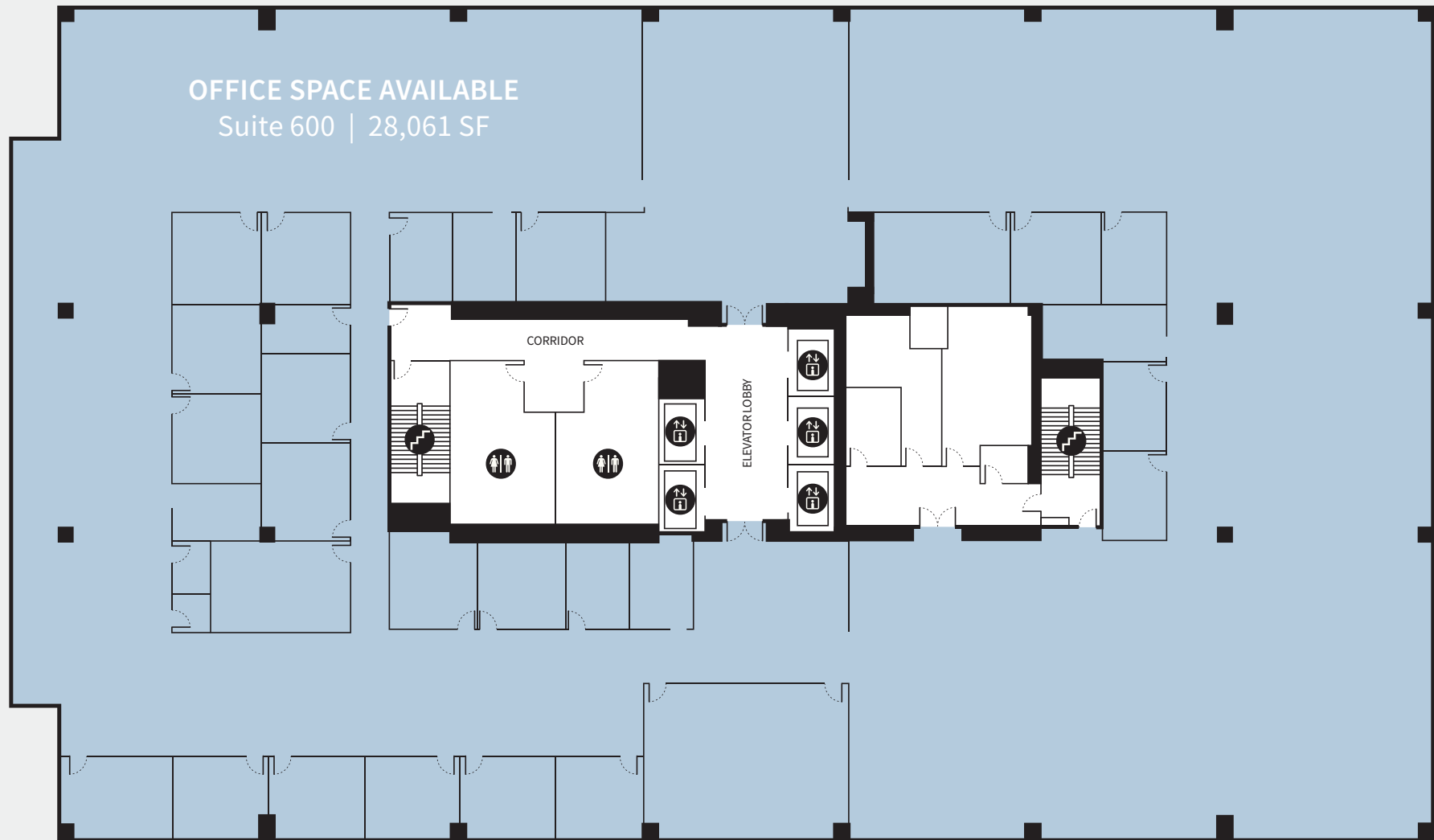
MIDTOWN PLAZA



LEVEL 5



MIDTOWN PLAZA



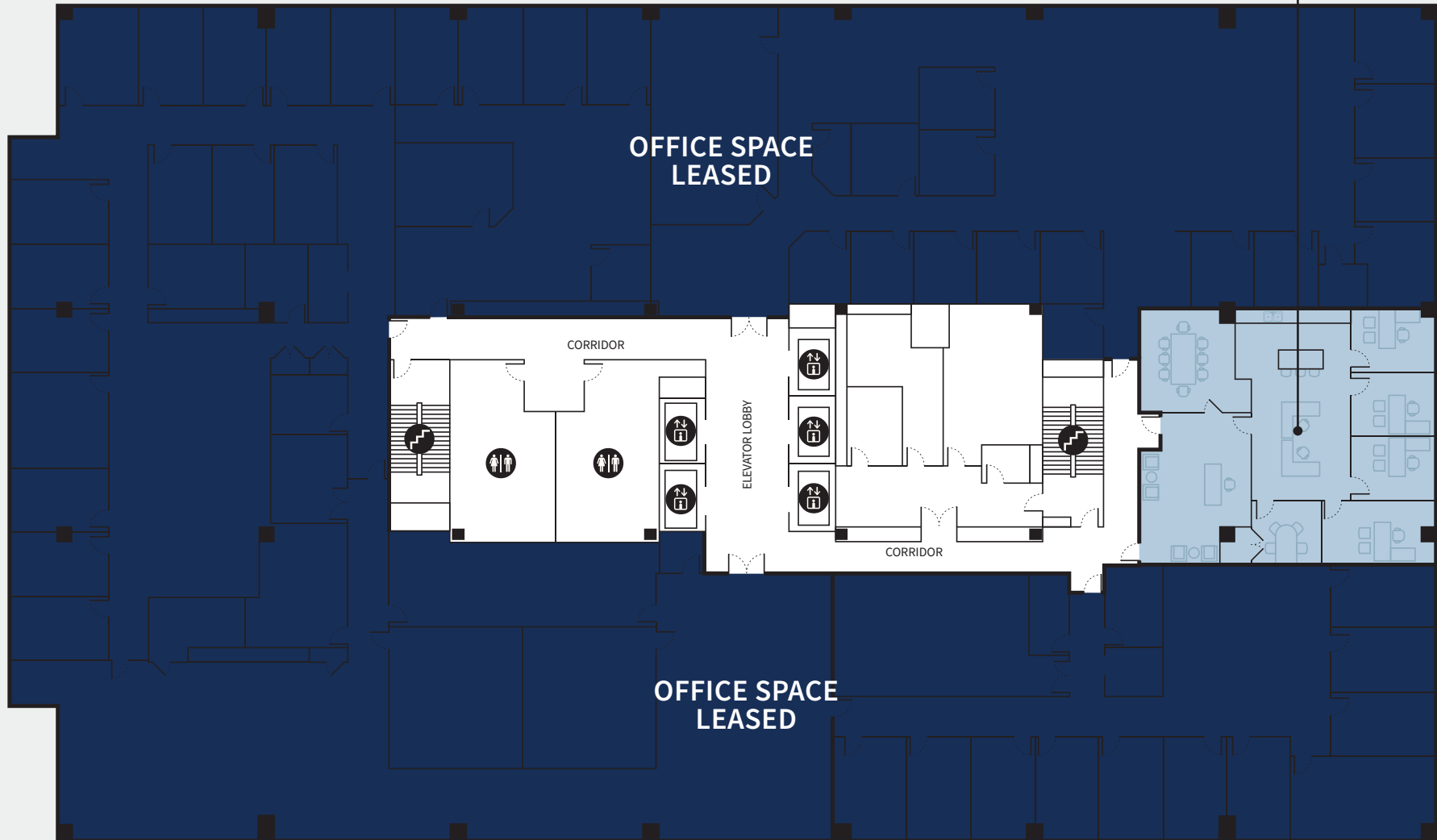
LEVEL 6



MIDTOWN PLAZA

**SPEC SUITE
AVAILABLE**

Suite 1270 | 2,144 RSF



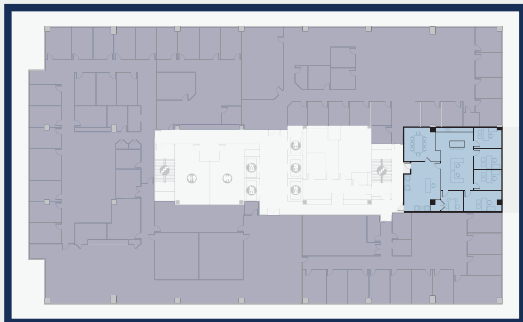
LEVEL 12

SPEC SUITE AT MIDTOWN PLAZA

Plan ready to execute for tenant occupancy in as little as 2 months.



MIDTOWN PLAZA



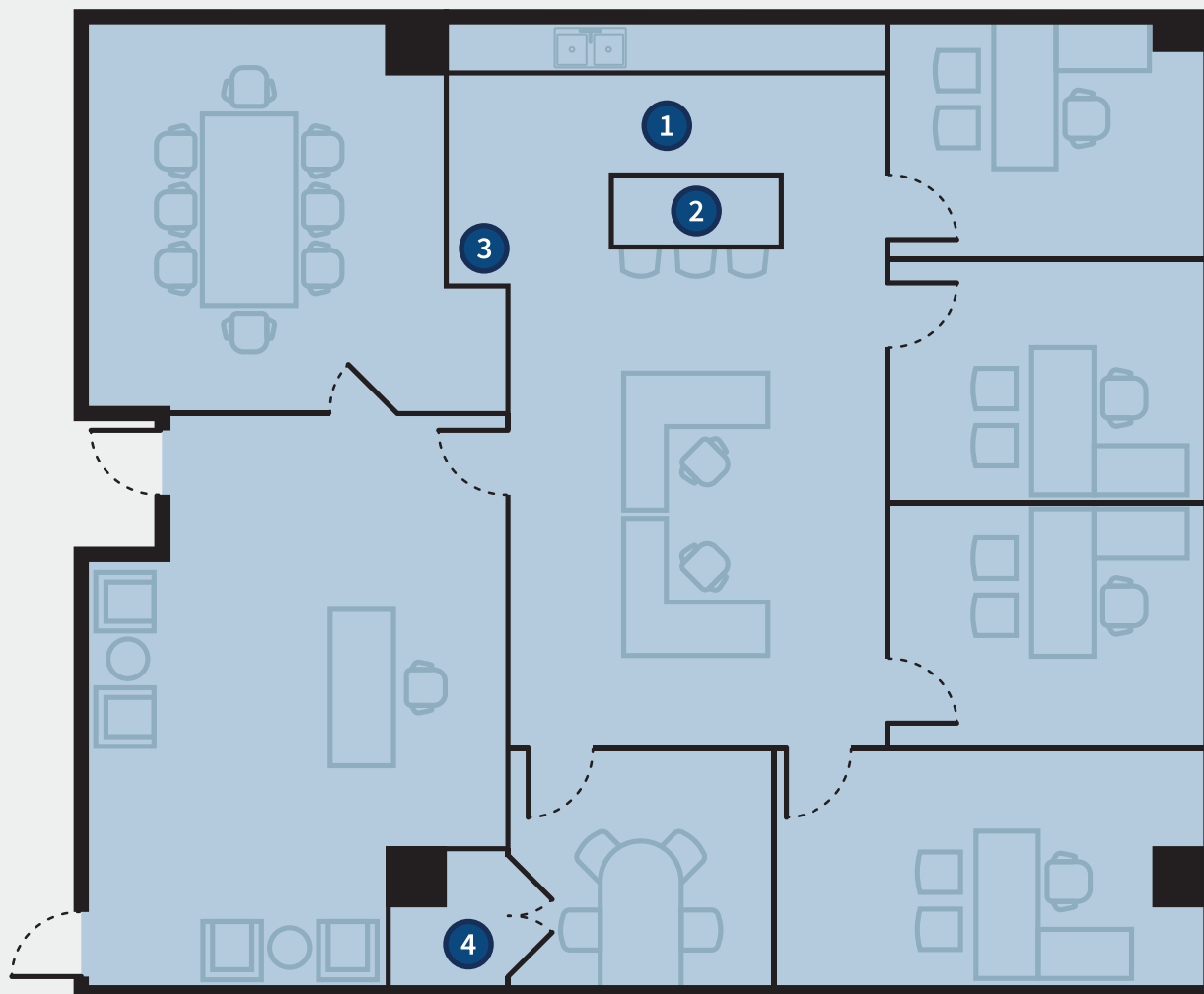
AVAILABLE

Suite 1270

2,144 RSF

LEGEND

- 1 Break Area
- 2 Break/Work Island with Quartz Countertop
- 3 Copy Area
- 4 IT & Storage



**Furniture not included, for illustration purposes only.*

LEVEL 12

SPEC SUITE AT MIDTOWN PLAZA

Plan ready to execute for tenant occupancy in as little as 2 months.



MIDTOWN PLAZA

SPEC SUITE CONSTRUCTION/FINISHES

WALLS

1. Tenant interior walls to be non-rated 25 GA 3 5/8" metal studs at 16" OC with batt insulation and 5/8" drywall each side (taped and sanded), terminated at ceiling grid.
2. Level 4 finish on all new and existing walls.
3. Install blocking in walls for tenant provided monitors and at locations with new cabinetry.

CEILINGS & LIGHTS

1. Provide under-cabinet light fixtures in break.

FINISHES

1. Install carpet tiles in conference room and carpet tiles in all enclosed offices.
2. Paint one (1) coat primer and two (2) coats tinted paint on all new walls. Paint (2) coats tinted paint on all existing walls to remain.
3. Millwork to be quartz countertops and laminate cabinets; upper cabinets to be 3'-0" and base cabinets are 2'-10" high. Tile backsplash in break. 36" wide full height pantry cabinet (per plan) and pull out bin for trash recycle in break area.
4. New island with quartz countertop, approx 8'-0" length & 3' high.
5. Install 4" rubber cove base throughout suite.

DOORS & FRAMES

1. Touch up existing doors to like new finish.

MECHANICAL

1. Balance system upon construction completion.

ELECTRICAL (CONFIRM EXISTING)

1. Occupancy sensors required per code.
2. Dedicated outlet for each: (1) printer, (1) refrigerator, (1) electric water heater, (1) microwave and (1) dishwasher.
3. Convenience duplex receptacles in open offices.
4. Lighting controls will be single pole light switches.
5. Contractor shall assume and include all exit signs & emergency lighting as required.
6. (1) elec duplex and (1) data in collab room for wall mounted TV.
7. Assume floor boxes for all workstations that cannot connect to wall. Maximum (4) workstations per circuit.

PLUMBING

1. Provide ADA compliant stainless steel break room sink and faucet as shown.
2. (1) hook-up for tenant provided refrigerator.
3. (1) hook-up for tenant supplied dishwasher.
4. (1) hook-up for tenant supplied coffee machine.
5. Copper water piping tied into existing with pipe insulation.

