



BOMA REPORT
SEA22-2009-00

SHEET LIST:

- 1 Cover letter
- 2 BOMA Matrix
- 3 First Floor - BOMA Plan
- 4 Second Floor - BOMA Plan
- 5 Third Floor - BOMA Plan
- 6 Fourth Floor - BOMA Plan
- 7 Fifth Floor - BOMA Plan
- 8 6th Floor - BOMA Plan

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architecture | planning | interiors

graphics | civil engineering

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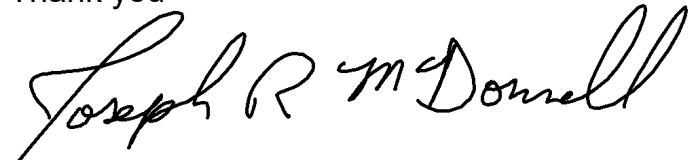
Thank you for this assignment. This BOMA report confirms that the overall **rentable area** of the property, as measured and calculated by Ware Malcomb, in accordance with the ANSI/BOMA Z65.1-2017 BOMA 2017 for Office Buildings Standard Methods of Measurement, Method B, standard is **110,332.89 rentable square feet**.

The signature below certifies this calculation is correct and true to the best of our knowledge and ability as of December 2022.

The rentable area of the building, once accurately measured, is set for the life of the building; it is not impacted by corridor configuration.

It has been a pleasure working with you and we look forward to doing business again with you in the future.

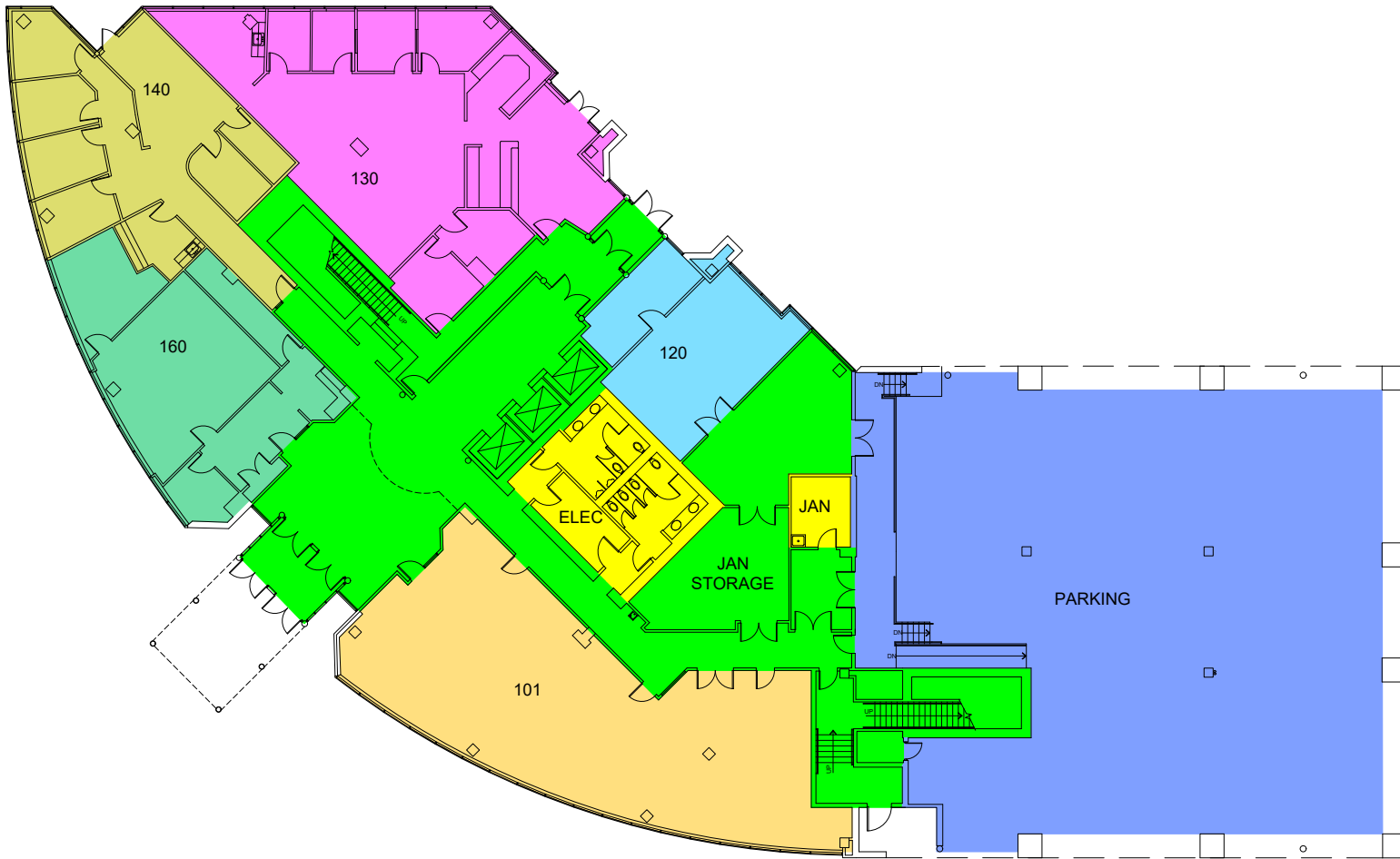
Thank you













A handwritten signature in black ink that reads "Joseph R McDonnell". The signature is written in a cursive, flowing style.

Joe McDonnell

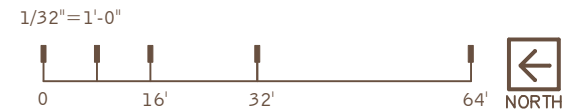
CERTIFICATE OF RENTABLE AREAS

A INPUT	B MEASURE	Preliminary calculations			Final Calculations								Informational ONLY			
		C	D MEASURE	E = B - C - D	F INPUT	G MEASURE	H MEASURE	I = G + H	J MEASURE	K = E - I - J	L = ΣE / ΣI	M = I * L	N INPUT	O = I * N	P** = M / (I+J)	
FLOOR	BOUNDARY AREA (IPMS2)	RENTABLE EXCLUSIONS - PARKING	RENTABLE EXCLUSIONS - MAJOR VERTICAL PENETRATIONS	FLOOR RENTABLE AREA	SPACE I.D.	TENANT AREA	TENANT ANCILLARY AREA	OCCUPANT AREA	BASE BUILDING CIRCULATION	SERVICE AND AMENITY AREAS	LOAD FACTOR B	RENTABLE AREA	OCCUPANT LOAD CAP deinfined by prop owner, must be less than load factor B		FULL FLOOR EFFICIENCY FACTOR	
1					SUITE 101	2,289.98	0.00	2,289.98			1.1737	2,687.72	0%	0.0		
					SUITE 120	751.51	0.00	751.51			1.1737	882.04	0%	0.0		
					SUITE 130	2,259.73	0.00	2,259.73			1.1737	2,652.21	0%	0.0		
					SUITE 140	1,461.95	0.00	1,461.95			1.1737	1,715.88	0%	0.0		
					SUITE 160	1,329.70	0.00	1,329.70			1.1737	1,560.65	0%	0.0		
		6,009.38			PARKING											
				0.00	VERT PEN											
	19,475.21	6,009.38	0.00	13,465.84		8,092.88	0.00	8,092.88	0.00	5,372.96	1.1737	9,498.50			1.1737	
2					SUITE 200	9,424.56	217.46	9,642.01			1.1737	11,316.70	0%	0.0		
					SUITE 210	1,107.51	80.54	1,188.05			1.1737	1,394.40	0%	0.0		
					SUITE 230	2,043.33	0.00	2,043.33			1.1737	2,398.23	0%	0.0		
					SUITE 240	3,685.57	10.50	3,696.07			1.1737	4,338.02	0%	0.0		
				866.53	VERT PEN											
	19,716.61	0.00	866.53	18,850.08		16,260.98	308.49	16,569.47	1,610.60	670.01	1.1737	19,447.35			1.0697	
3					SUITE 300	9,092.64	10.67	9,103.31			1.1737	10,684.43	0%	0.0		
					SUITE 301	6,494.33	201.17	6,695.50			1.1737	7,858.41	0%	0.0		
					SUITE 302	1,532.19	52.29	1,584.48			1.1737	1,859.68	0%	0.0		
				896.94	VERT PEN											
	20,312.97	0.00	896.94	19,416.03		17,119.16	264.12	17,383.28	1,367.45	665.30	1.1737	20,402.52			1.0881	
4					SUITE 400	3,416.87	101.36	3,518.22			1.1737	4,129.29	0%	0.0		
					SUITE 403	1,187.46	0.00	1,187.46			1.1737	1,393.70	0%	0.0		
					SUITE 404	1,259.52	0.00	1,259.52			1.1737	1,478.28	0%	0.0		
					SUITE 405	1,161.05	0.00	1,161.05			1.1737	1,362.71	0%	0.0		
					SUITE 409	3,960.77	25.29	3,986.06			1.1737	4,678.38	0%	0.0		
					SUITE 410	1,462.46	88.08	1,550.54			1.1737	1,819.85	0%	0.0		
					SUITE 412	809.69	0.00	809.69			1.1737	950.32	0%	0.0		
					SUITE 413	722.59	0.00	722.59			1.1737	848.10	0%	0.0		
					SUITE 425	1,639.67	55.42	1,695.09			1.1737	1,989.51	0%	0.0		
					SUITE 450	1,516.58	0.00	1,516.58			1.1737	1,779.99	0%	0.0		
				916.84	VERT PEN											
	20,476.19	0.00	916.84	19,559.35		17,136.66	270.15	17,406.81	1,341.66	810.88	1.1737	20,430.13			1.0897	
5					SUITE 500	17,324.58	211.25	17,535.83			1.1737	20,581.55	0%	0.0		
				949.41	VERT PEN											
	20,482.06	0.00	949.41	19,532.64		17,324.58	211.25	17,535.83	1,317.62	679.20	1.1737	20,581.55			1.0917	
6					SUITE 600	16,896.06	121.13	17,017.19			1.1737	19,972.84	0%	0.0		
				973.11	VERT PEN											
	20,482.06	0.00	973.11	19,508.95		16,896.06	121.13	17,017.19	1,552.73	939.03	1.1737	19,972.84		4,480.7	1.0755	
TOTAL	120,945.10	6,009.38	4,602.84	110,332.89		92,830.32	1,175.14	94,005.46	7,190.06	9,137.38	17.37%	110,332.89				



ANSI / BOMA Z65.1-2017	
	SUITE 101 - 1,946.61 SF
	SUITE 120 - 751.51 SF
	SUITE 130 - 2,259.73 SF
	SUITE 140 - 1,461.95 SF
	SUITE 160 - 1,329.70 SF
	BLDG SERV / AMEN AREA - 4,623.45 SF
	FLOOR SERV / AMEN AREA - 749.51 SF
	BASE BLDG CORRIDOR - 0.00 SF
	FLOOR RENTABLE AREA - 13,465.84 SF
	VERTICAL PENETRATION - 0.00 SF
	PARKING - 6,009.38 SF
	BOUNDARY AREA - 19,475.21 SF

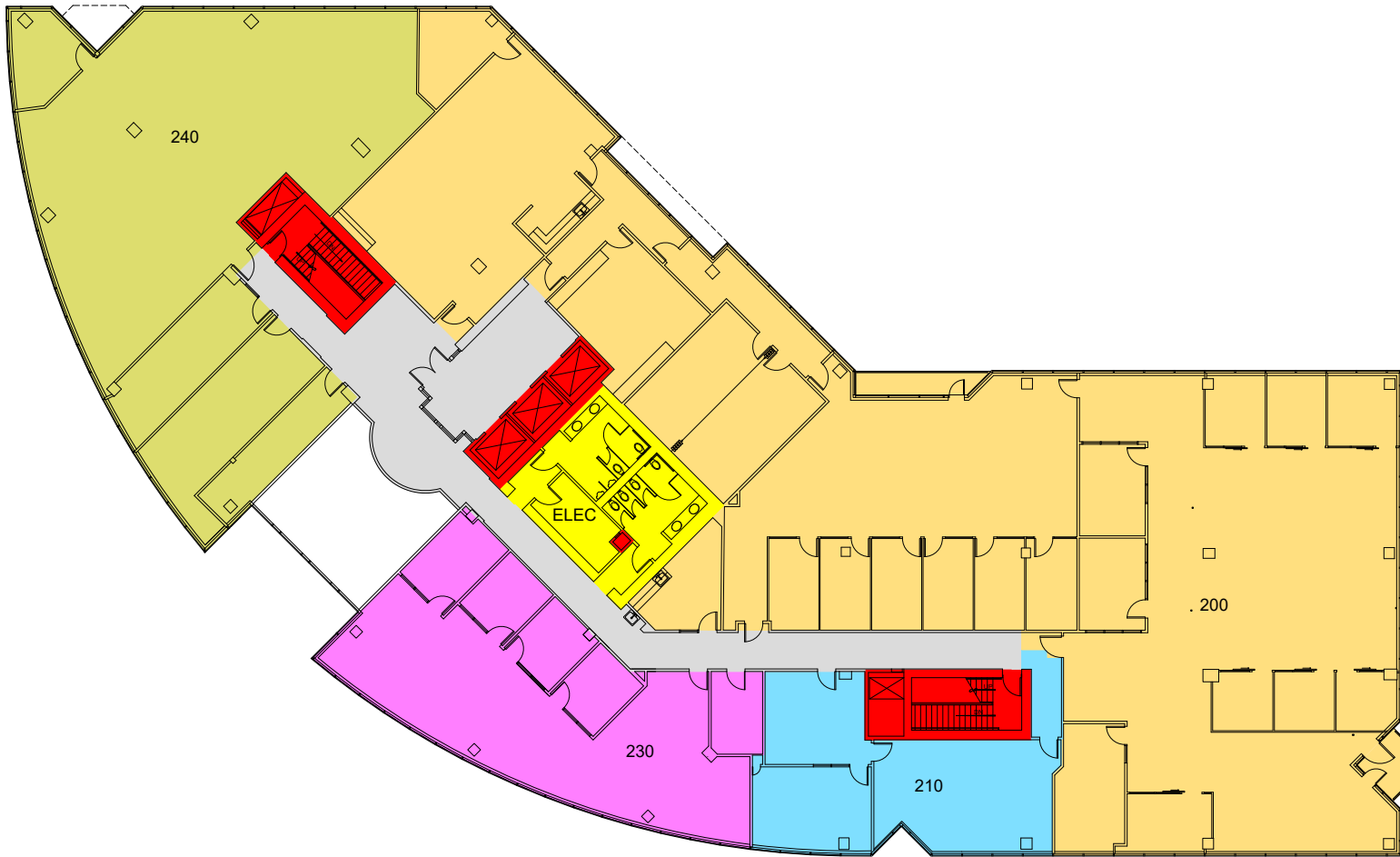
This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.













First Floor - BOMA

Measure Date: N/A
Survey accuracy: +/- 1/8"

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ANSI / BOMA Z65.1-2017	
	SUITE 200 - 9,642.01 SF
	SUITE 210 - 1,188.05 SF
	SUITE 230 - 2,043.33 SF
	SUITE 240 - 3,696.07 SF
	BLDG SERV / AMEN AREA - 0.00 SF
	FLOOR SERV / AMEN AREA - 670.01 SF
	BASE BLDG CORRIDOR - 1,610.60 SF
	FLOOR RENTABLE AREA - 18,850.08 SF
	VERTICAL PENETRATION BOUNDARY AREA - 866.53 SF
	BOUNDARY AREA - 19,716.61 SF

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1/32" = 1'-0"












Second Floor - BOMA

Measure Date: N/A
Survey accuracy: +/- 1/8"

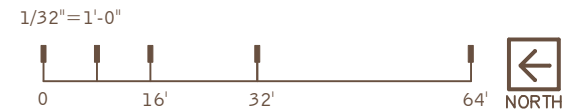
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4



ANSI / BOMA Z65.1-2017	
	SUITE 300 - 9,103.31 SF
	SUITE 301 - 6,695.50 SF
	SUITE 302 - 1,584.48 SF
	BLDG SERV / AMEN AREA - 0.00 SF
	FLOOR SERV / AMEN AREA - 665.30 SF
	BASE BLDG CORRIDOR - 1,367.45 SF
	FLOOR RENTABLE AREA - 19,416.03 SF
	VERTICAL PENETRATION - 896.94 SF
	BOUNDARY AREA - 20,312.97 SF

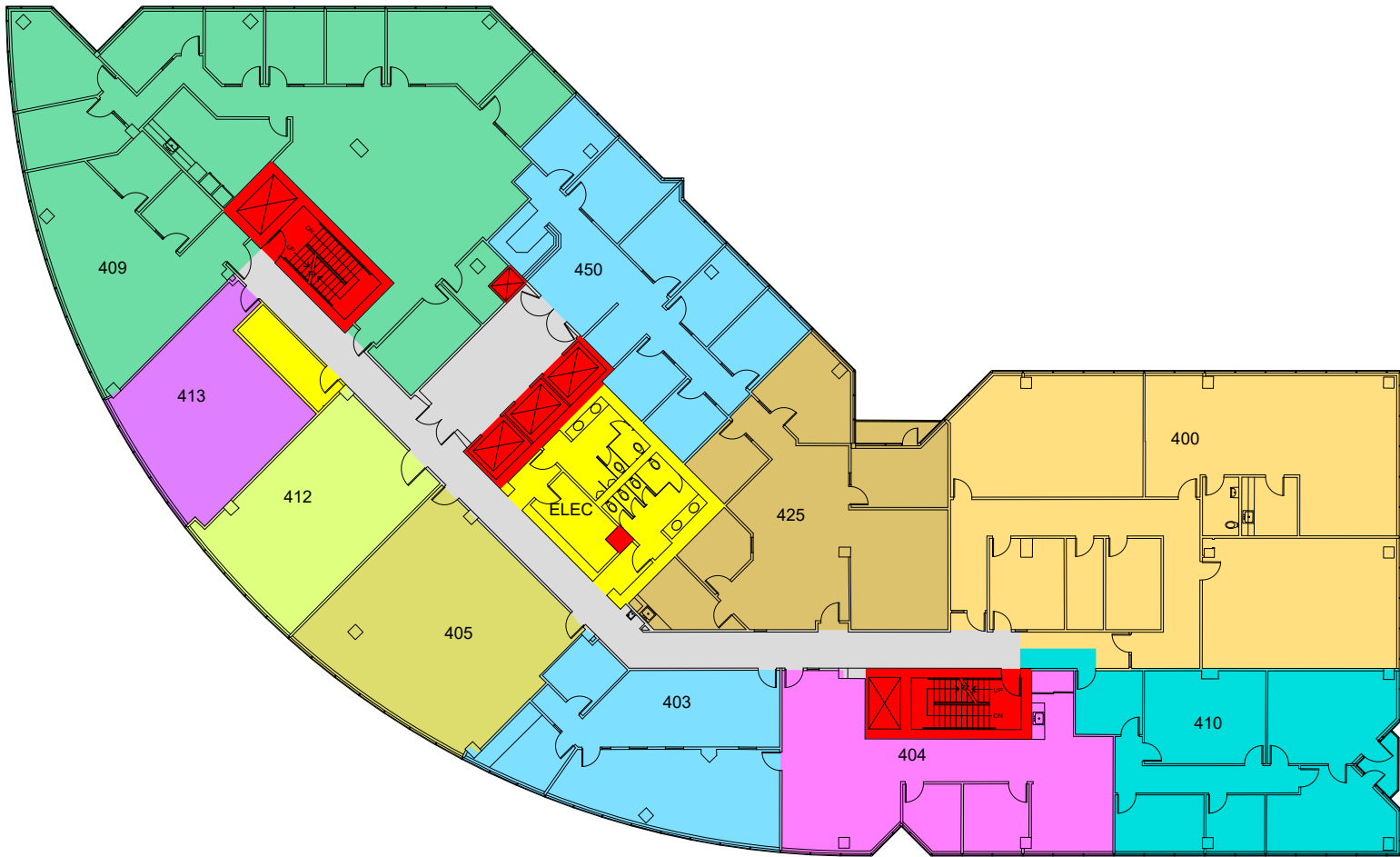
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Third Floor - BOMA

Measure Date: N/A
Survey accuracy: +/- 1/8"

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ANSI / BOMA Z65.1-2017

	SUITE 400	-	3,518.22 SF
	SUITE 403	-	1,187.46 SF
	SUITE 404	-	1,259.52 SF
	SUITE 405	-	1,161.05 SF
	SUITE 409	-	3,986.06 SF
	SUITE 410	-	1,550.54 SF
	SUITE 412	-	809.69 SF
	SUITE 413	-	722.59 SF
	SUITE 425	-	1,695.09 SF
	SUITE 450	-	1,516.58 SF
	BLDG SERV / AMEN AREA	-	0.00 SF
	FLOOR SERV / AMEN AREA	-	810.88 SF
	BASE BLDG CORRIDOR	-	1,341.66 SF
	FLOOR RENTABLE AREA	-	19,559.35 SF
	VERTICAL PENETRATION	-	916.84 SF
	BOUNDARY AREA	-	20,476.19 SF

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1/32" = 1'-0"



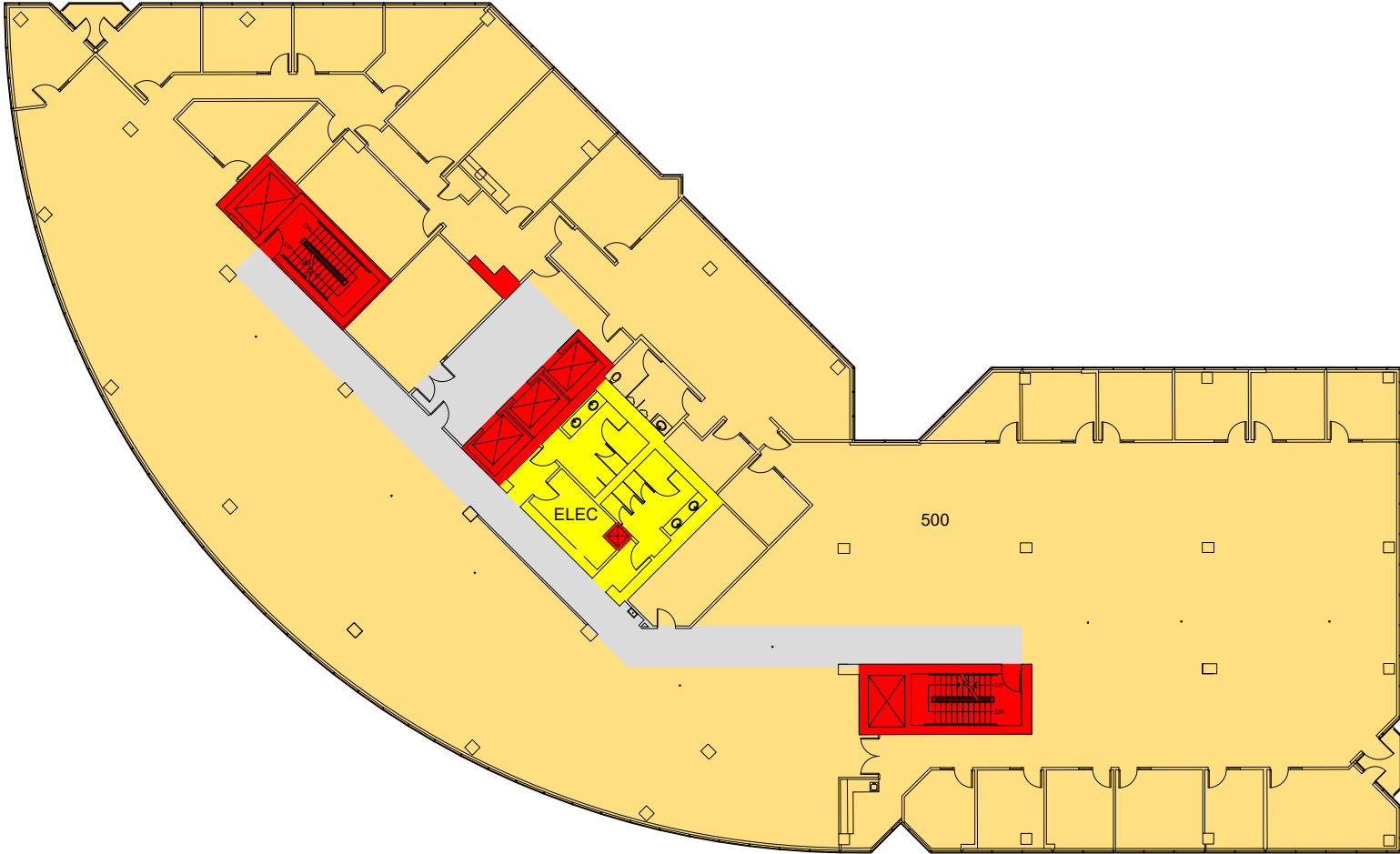
Fourth Floor - BOMA








Measure Date: N/A
Survey accuracy: +/- 1/8"

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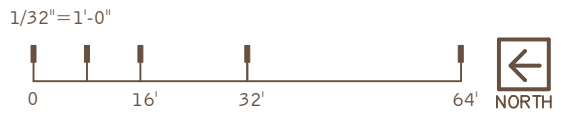
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6



ANSI / BOMA Z65.1-2017	
	SUITE 500 - 17,535.83 SF
	BLDG SERV / AMEN AREA - 0.00 SF
	FLOOR SERV / AMEN AREA - 679.20 SF
	BASE BLDG CORRIDOR - 1,317.62 SF
	FLOOR RENTABLE AREA - 19,532.64 SF
	VERTICAL PENETRATION - 949.41 SF
	BOUNDARY AREA - 20,482.06 SF

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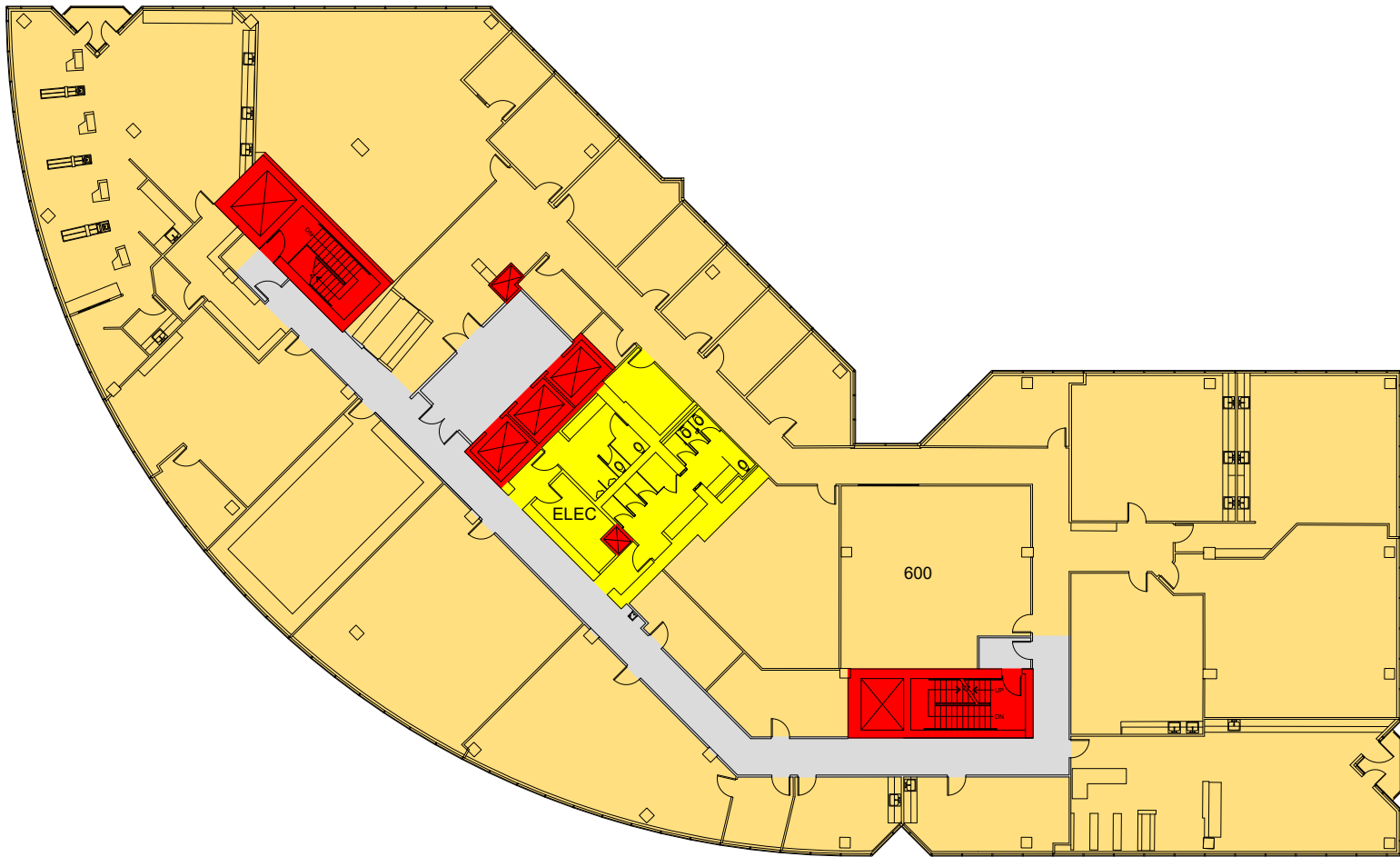


Fifth Floor - BOMA

Measure Date: N/A
Survey accuracy: +/- 1/8"

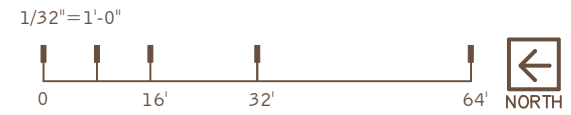
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7



ANSI / BOMA Z65.1-2017	
 SUITE 600	- 17,017.19 SF
 BLDG SERV / AMEN AREA	- 0.00 SF
 FLOOR SERV / AMEN AREA	- 939.03 SF
 BASE BLDG CORRIDOR	- 1,552.73 SF
 FLOOR RENTABLE AREA	- 19,508.95 SF
 VERTICAL PENETRATION	- 973.11 SF
 BOUNDARY AREA	- 20,482.06 SF

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Sixth Floor - BOMA

Measure Date: N/A
Survey accuracy: +/- 1/8"

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