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Building Features

22,000 SF of first-floor retail area with 21-foot ceilings and outdoor patio seating

Over 119,000 RSF of fully renovated creative/loft style office and retail space with an additional 10,418 RSF of retail in the new structured garage with 14’ 7” high ceilings

Exposed interior brick walls and steel columns

New large, energy-efficient windows offering abundant natural light

21-foot floor-to-floor heights on first floor and 15’ 2” to 15’ 6” floor-to-floor heights on floors 2-4

229 parking spaces: 51-space on-site executive parking underneath building with direct elevator access to all levels; additional 178 spaces in newly constructed garage adjacent to the building

New pedestrian-friendly streetscape and public areas

Direct access to the newly redeveloped Produce Terminal and riverfront trails via Smallman Street pedestrian walkways

Secure bicycle parking and showering facilities on site
# Construction Schedule

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice to proceed given</td>
<td>03/1/2019</td>
</tr>
<tr>
<td>Main Building Retail - Level 1 Tenant Space Delivery</td>
<td>03/1/2020</td>
</tr>
<tr>
<td>Office Levels 2, 3, and 4 Delivery to Tenants for build-out</td>
<td>03/1/2020</td>
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<tr>
<td>Delivery of Tenants Premises for Tenant Improvements</td>
<td>03/4/2020</td>
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<tr>
<td>Rent Commencement 4-month build-out by Tenant for their Improvements</td>
<td>03/15/2020</td>
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<tr>
<td>Main Building Lobby, Roof, Back of House Areas and Below Grade Parking Deliver</td>
<td>05/1/2020</td>
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<tr>
<td>Structured Parking and Retail Delivery</td>
<td>06/1/2020</td>
</tr>
<tr>
<td>Project Substantial Completion</td>
<td>06/1/2020</td>
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Corporate Office Leases in the Strip District

- Burns White: 110,000 SF
- Facebook: 100,000 SF
- Bombardier: 90,000 SF
- Argo AI: 60,000 SF
- Apple: 52,000 SF
- Bosch: 52,000 SF
- Smith & Nephew: 42,000 SF
- Net Health: 32,000 SF
- RYCON Construction Inc: 25,000 SF
- Serendipity Labs: 24,000 SF
- Everpower: 15,000 SF
- Uber: 13,000 SF
Second Level

RENTABLE SPACE = 28,855 SF
USABLE SPACE = 26,388 SF

14' 6" TO UNDERSIDE OF CEILING
12' 0" TO UNDERSIDE OF BEAM
Third Level

RENTABLE SPACE = 28,855 SF
USABLE SPACE = 26,388 SF

16' - 6" TO UNDERSIDE OF CEILING
12' - 6" TO UNDERSIDE OF BEAM
Fourth Level

RENTABLE SPACE = 28,855 SF
USABLE SPACE = 26,388 SF

14'-6" TO UNDERSIDE OF ROOF LP
12'-1" TO UNDERSIDE OF BEAM LP
Basement Parking
Conceptual Rendering
Existing Conditions
Existing Conditions | Conceptual Rendering
Third Floor Office Interiors
Conceptual Rendering

Lobby
Conceptual Rendering
Lobby
**Conceptual Rendering**
Smallman Streetscape - The Strip District Terminal
Conceptual Rendering
Smallman Streetscape - The Strip District Terminal
Smallman Street Reconfiguration

Department of Mobility and Infrastructure
Buchart Horn | Studio for Spatial Practice | September 2018
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For more information, visit: McCafferyinc.com

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