

SAMPLE BUILDING

DESIGN AREA CALCULATIONS

July 1, 1999

BASE BUILDING						COMMON AREA		FULL FLOOR TENANTS			MULTI-TENANT FLOORS				
FLOOR	GROSS AREA	GROSS RENTABLE AREA	VERTICAL PENETRATION AREA	UNALLOCATED AREA	NET RENTABLE AREA (C-D-E)	BUILDING COMMON AREA (NET)	FLOOR COMMON AREA	FULL FLOOR USABLE AREA (F-G-H)	FULL FLOOR ADD ON FACTOR ((SUM G/ (SUM I) + (H/I)))	FULL FLOOR NRA PER FLOOR (I*(J+1))	MINIMUM MULTI-TENANT CORRIDOR	COLUMN NOT USED FOR THIS METHOD	MULTI-TENANT USABLE AREA (I-L)	MULTI-TENANT ADD ON FACTOR Formula See Definitions	MULTI-TENANT NRA PER FLOOR (N*(O+1))
-A-	-B-	-C-	-D-	-E-	-F-	-G-	-H-	-I-	-J-	-K-	-L-	-M-	-N-	-O-	-P-
1	21,470.18	21,470.18	0.00	138.00	21,332.18	3,342.45	772.74	17,216.99	6.556%	18,345.66	0.00	0.00	17,216.99	6.556%	18,345.66
2	21,429.12	21,429.12	1,542.45	0.00	19,886.67	289.50	771.48	18,825.69	6.165%	19,986.35	1,480.96	0.00	17,344.73	15.230%	19,986.35
3	21,946.04	21,946.04	1,540.07	0.00	20,405.97	176.92	771.48	19,457.57	6.032%	20,631.30	1,627.50	0.00	17,830.07	15.711%	20,631.30
4	21,946.04	21,946.04	1,540.07	0.00	20,405.97	176.92	771.48	19,457.57	6.032%	20,631.30	1,575.71	0.00	17,881.86	15.376%	20,631.30
5	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,575.71	0.00	18,083.95	15.227%	20,837.56
6	21,971.21	21,971.21	1,540.07	0.00	20,431.14	243.86	771.48	19,415.80	6.041%	20,588.66	1,627.67	0.00	17,788.13	15.744%	20,588.66
7	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,575.71	0.00	18,083.95	15.227%	20,837.56
8	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,575.71	0.00	18,083.95	15.227%	20,837.56
9	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,627.50	0.00	18,032.16	15.558%	20,837.56
10	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,575.71	0.00	18,083.95	15.227%	20,837.56
11	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	5.991%	20,837.56	1,575.71	0.00	18,083.95	15.227%	20,837.56
PH	448.30	448.30	288.42	0.00	159.88	159.88	0.00	0.00	0.000%	0.00	0.00	0.00	0.00	0.000%	0.00
TOTAL	241,038.15	241,038.15	15,691.50	138.00	225,208.65	4,389.53	8,487.54	212,331.58	6.065%	225,208.65	15,817.89	0.00	196,513.69	14.602%	225,208.65