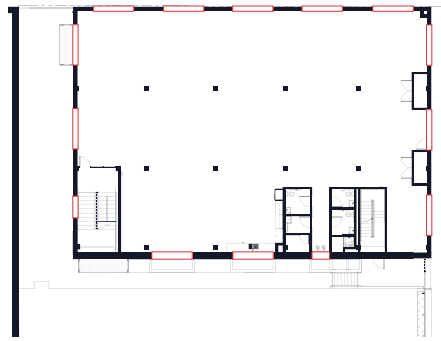
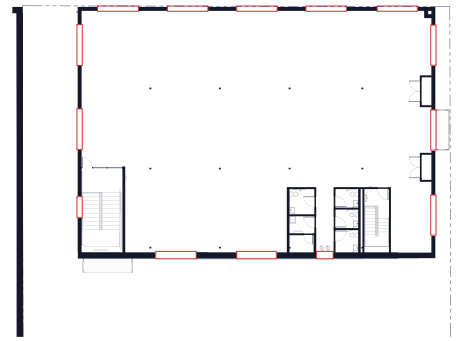


14W3 FLOOR PLAN

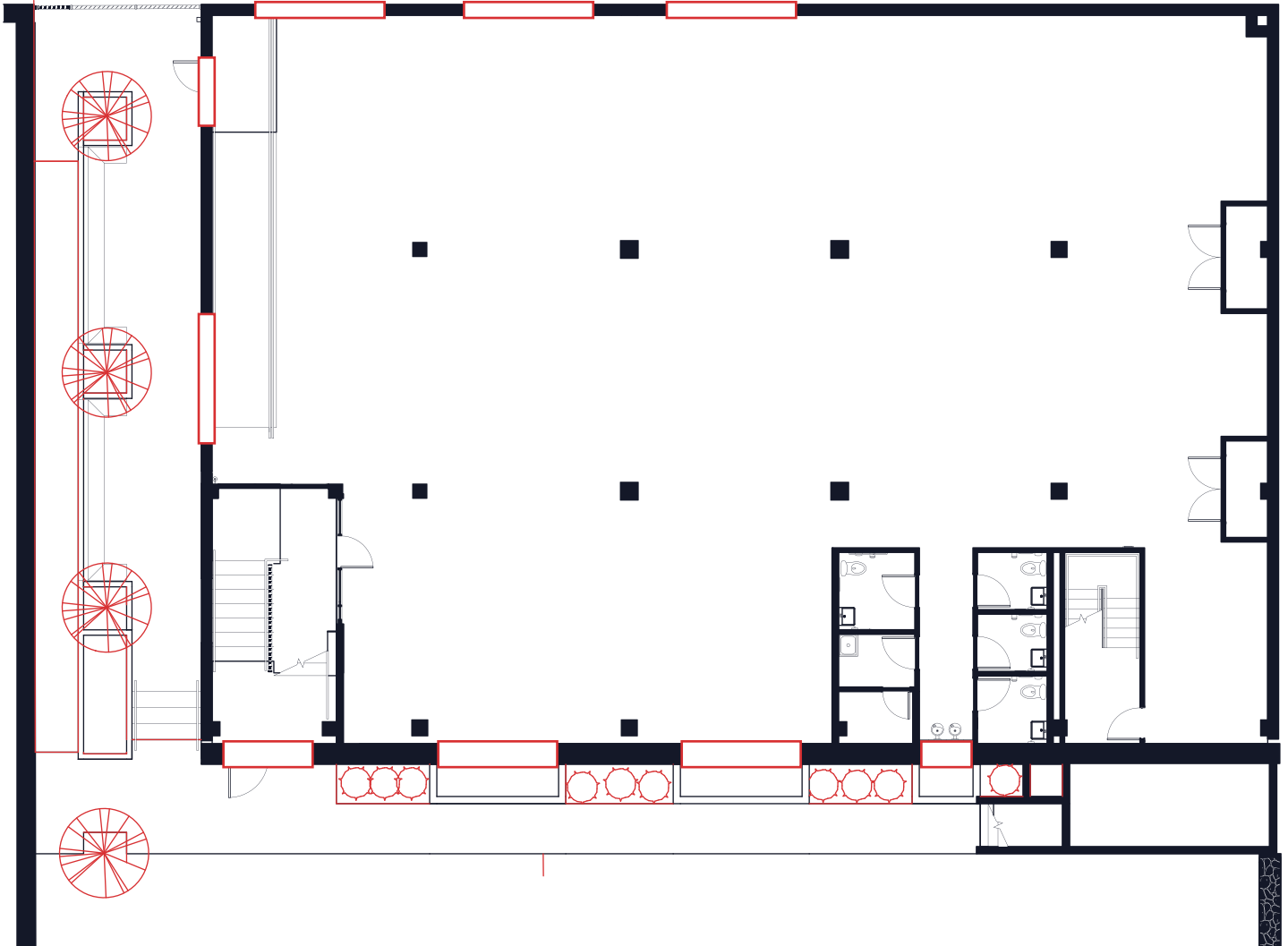
FLOOR 2



FLOOR 3



FLOOR 1



PROPERTY FEATURES:

Turn-key for 1-3 tenants

7,000 sf per level, 21,000 sf total

ADA-compliant, B-occupancy for 144 users

Abundant natural light on all floors

Exposed 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