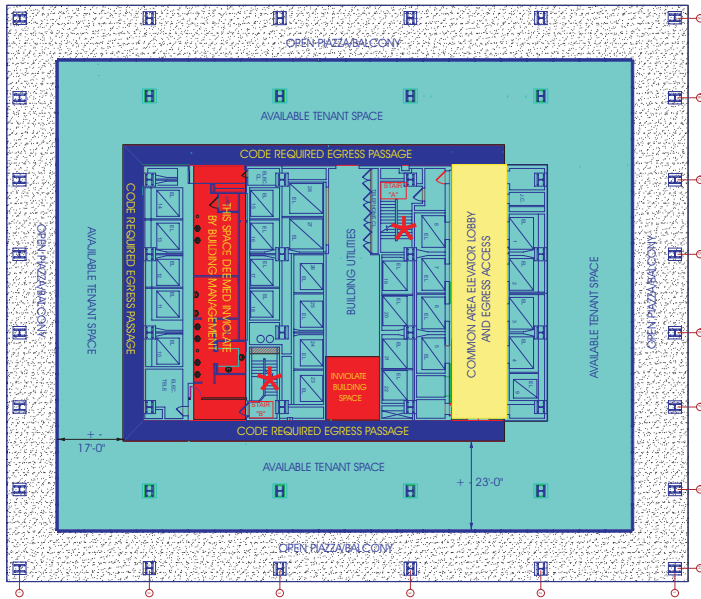
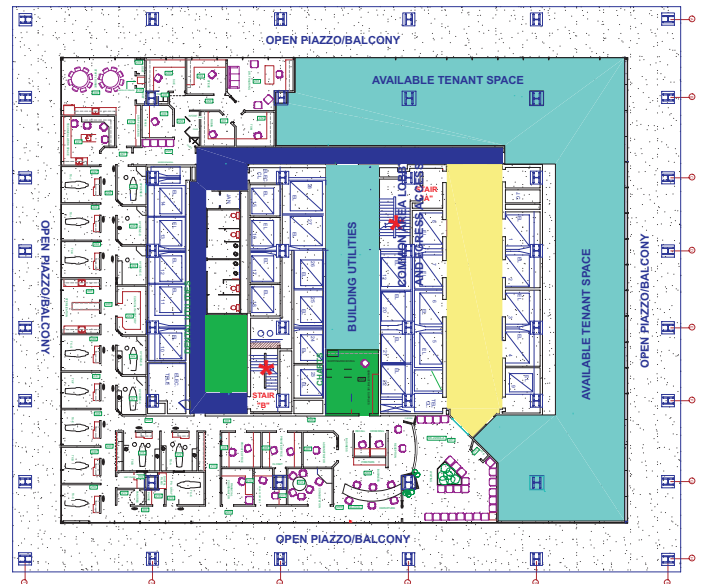




Dream It. Believe It. Commit To It. Live It.



- PERIMETER PUBLIC PASSAGE AND ACCESS TO EGRESSSES
- SPACE DEEMED INVIOLEATE



- LEASEABLE TENANT SPACE
- ELEVATOR LOBBY AND ACCESS TO EGRESS

The Challenges

- The space available from the public passageway on the east side of the building was only 23 feet. Less the internal passageway, left only 19 feet of usable space.
- The space available from the public passageway on the south side of the building was only 17 feet. Less the internal passageway left only 13 feet of usable space.
- Those conditions would have created a dysfunctional "railroad car" flow.
- Building management and other parties were *originally* not receptive to demolishing recently renovated laboratories in the center core of the building.

The Cost

- The collective costs were shared by the client and building owners. Those costs were not disclosed. But, it was understood that the per-square-foot cost was less than that of the primary office space.

The Benefits

- Increased the (east) space between building center core to the curtain wall from 23 feet to 28 feet
- Increased the (south) space from the elevator hoistway to the curtain wall from 17 feet to 22 feet.
- Increased internal footprint by 190 square feet
- Negotiated the use of "land-locked" space of 262 square feet and 238 square feet for use by our client at no additional cost.
- Created a functional plan for 14 treatment rooms and abundant support areas.