

Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear)	KE Shaft	Topping Req'd ⁴
10	2,073	85'-0"	84'-6"	17'-1" +/-	YES	YES
15	2,704	61'-5"	61'-5"	18'-10" +/-	NO	YES
20	2,734	105'-1"	105'-1"	18'-10" +/-	YES	YES
25	986	34'-7"	34'-7"	18'-10" +/-	YES	NO
30	1,103	35'-11"	35'-11"	19'-3" +/-	YES	YES
35	1,823	88'-2"	87'-7"	19'-3" +/-	NO	NO
40	1,424	81'-0"	80'-0"	18'-2" +/-	NO	NO
45	924	32'-7"	32'-2"	18'-2" +/-	NO	YES
50	3,485	122'-4"	118'-9"	18'-8" +/-	YES	YES
55	1,431	38'-11"	40'-0"	19'-2" +/-	NO	YES
63	1,596	49'-3"	39'-8"	19'-2" +/-	NO	NO
65	3,624	138'-11"	138'-11"	19'-0" to 19'-2" +/-	YES	NO
75	2,035	47'-7"	40'-3"	17'-7" +/-	YES	YES (PARTIAL)
80	1,318	78'-3"	78'-3"	17'-7" +/-	NO	YES
85	1,659	53'-0"	53'-0"	15'-0" to 17'-9" +/-	NO	YES
90	2,175	91'-10"	88'-3"	15'-0" to 17'-9" +/-	NO	YES
95	1,634	77'-3"	77'-3"	15'-4" +/-	YES ⁹	YES
100	2,853	74'-0"	74'-0"	VARIABLES; SEE PLAN	YES ⁹	YES (PARTIAL)
105	2,864	116'-10"	116'-10"	13'-9" +/-	YES	YES
Total	38,445					

NOTES:

¹ For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.

² For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).

³ For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

⁴ Refer to plan for indication of adjacent structural slab and exterior grade or service corridor finish elevations. Topping / leveling slab by Tenant may be required for flush transition.

⁹ All existing conditions and dimensions to be field verified by Tenant.

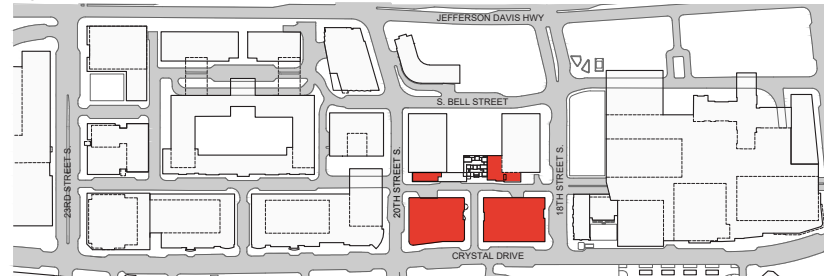
⁶ Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.

⁷ Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

⁸ Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

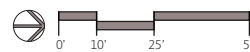
⁹ Only one KE duct serves #95 and #100. Therefore, only one of these suites can have a KE connection.

VICINITY MAP / KEY PLAN



LEGEND:

- === FUTURE DEMISING WALL
- NON-RETAIL BASE BUILDING
- RETAIL BACK OF HOUSE
- OUTDOOR SEATING ZONE
- SLAB FOLD
- KITCHEN EXHAUST (KE)
- KE DUCT EXTENDED INTO RETAIL SPACE
- TEMPORARY RAMP / STAIR BY BASE BUILDING
- FUTURE RAMP / STAIR BY TENANT (FINAL LAYOUT TBD)
- DEMISING WALL TO REMAIN / BY LANDLORD
- DEMISING WALL TO BE REMOVED BY TENANT
- DEMISING WALL BY TENANT



NOTE: Unless noted otherwise, the dimensions on the plan(s) are approximate and represent clear interior dimensions from interior face of demising walls or exterior walls. Do not scale drawing.



*Lease plan based on current CAD files provided on 08.04.2023.

1900 CRYSTAL DRIVE

ARLINGTON, VA 22202

LEASE PLAN

JANUARY 11, 2024

PREPARED FOR:



PREPARED BY:

