

Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear)	KE Shaft	Topping Req'd ⁴
10	2,402	121'-8"	114'-11"	16'-0" to 21'-1" +/-	NO	YES
15	1,128	27'-8"	27'-8"	16'-0" to 21'-1" +/-	NO	YES
20	1,731	51'-10"	47'-3"	16'-0" to 21'-1" +/-	NO	YES
25	3,100	111'-0"	107'-0"	12'-6" to 18'-0" +/-	NO	YES
30	1,612	33'-4"	33'-4"	14'-6" to 16'-11"	NO	YES
35	1,660	82'-2"	82'-2"	14'-6" to 16'-11"	NO	YES
Total	11,633					

NOTES:

¹For the purposes of calculating "floor 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 Premises side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate the Premises from adjoining other premises, office or residential uses, Common Area (such as service/egress corridors) or Building Common Areas (such as main entrance building lobby). Vertical penetrations for the private use of a premises (internal stair or elevators) are included in the area total, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, floor 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 floor area total. One story bay-windows projecting beyond the building line are not included in the floor area. Multi-story building projections extending beyond the building line are included in the floor area. No deductions are made for columns and projections necessary to the Building.

²For the purpose of calculating Premise perimeter frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and façade recesses (perimeter).

³For the purposes of measuring Premise street frontage, measurements are the linear frontage of the Premises along a street, not including façade recesses, measured from centerline of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

⁴Refer 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.

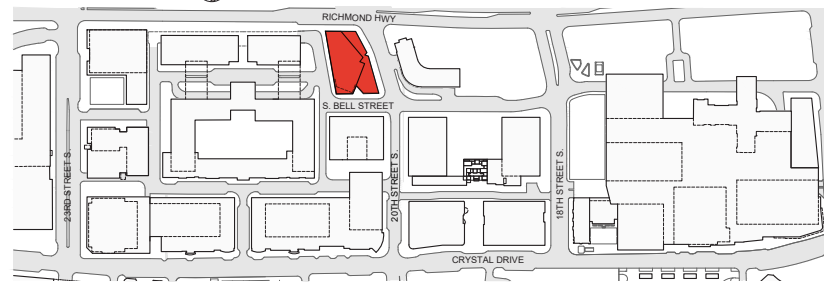
⁵All existing conditions and dimensions to be field verified by Tenant.

⁶Neither 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.

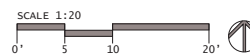
⁷Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

⁸Tenant 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.

VICINITY MAP / KEY PLAN



- LEGEND:**
- === FUTURE DEMISING WALL
 - NON-RETAIL BASE BUILDING
 - RETAIL BACK OF HOUSE
 - OUTDOOR SEATING ZONE
 - SLAB FOLD
 - FUTURE RAMP / STAIR BY TENANT



2000 S BELL STREET

ARLINGTON, VA 22202

LEASE PLAN

MAY 04, 2021

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