



NOTES:

OCCUPANCY: MIXED USE, PRIMARY BUSINESS USE

TYPE OF CONSTRUCTION: TYPE IIB

AREAS INDICATED FOR EACH TENANT SPACE ARE LEASABLE AREAS CALCULATED TO THE CENTERLINE OF INTERIOR WALLS AND THE EXTERIOR FACE OF EXTERIOR WALLS.

TENANT SPACE #1:	4,535 SF
TENANT SPACE #2:	1,749 SF
TENANT SPACE #3:	1,865 SF
TENANT SPACE #4:	4,053 SF
+ TOTAL CORE SPACE:	1,141 SF
FIRST FLOOR RENTABLE TOTAL:	13,343 SF

TENANT SPACE #5:	12,939 SF
+ TOTAL CORE SPACE:	404 SF
SECOND FLOOR RENTABLE TOTAL:	13,343 SF

STAR #1	214 SF
STAR #2	228 SF
CORRIDOR	646 SF
ELEVATOR #1	69 SF
ELEVATOR #2	90 SF
JAN. CLO.	47 SF
SPRINKLER ROOM	75 SF
ELEC. SERVICE ROOM #1	90 SF
ELEC. SERVICE ROOM #2	44 SF
+ HVAC CHASE	32 SF
TOTAL CORE SPACE:	1,545 SF

TENANT	USEABLE	+ CORE FACTOR	= RENTABLE
TENANT #1	4,535 SF +	283 SF (1,882)	= 4,818 SF
TENANT #2	1,749 SF +	108 SF (0,689)	= 1,857 SF
TENANT #3	1,865 SF +	116 SF (0,075)	= 1,981 SF
TENANT #4	4,035 SF +	252 SF (1,631)	= 4,287 SF
TENANT #5	12,939 SF +	804 SF (3,204)	= 13,743 SF

FIRST FLOOR USEABLE TOTAL	12,202 SF
SECOND FLOOR USEABLE TOTAL	12,939 SF
TWO-FLOOR USEABLE TOTAL	25,141 SF
FIRST FLOOR RENTABLE TOTAL	13,343 SF
SECOND FLOOR RENTABLE TOTAL	13,343 SF
TWO-FLOOR RENTABLE TOTAL	26,686 SF
FIRST FLOOR CORE TOTAL	1,141 SF
SECOND FLOOR CORE TOTAL	404 SF
TWO-FLOOR CORE TOTAL	1,545 SF

MAGNOLIA OFFICE

1525 APEX PEAKWAY
APEX, NC 27502

FIRST FLOOR

1/8" = 1'-0"

2019-02-06
CITADEL # 469