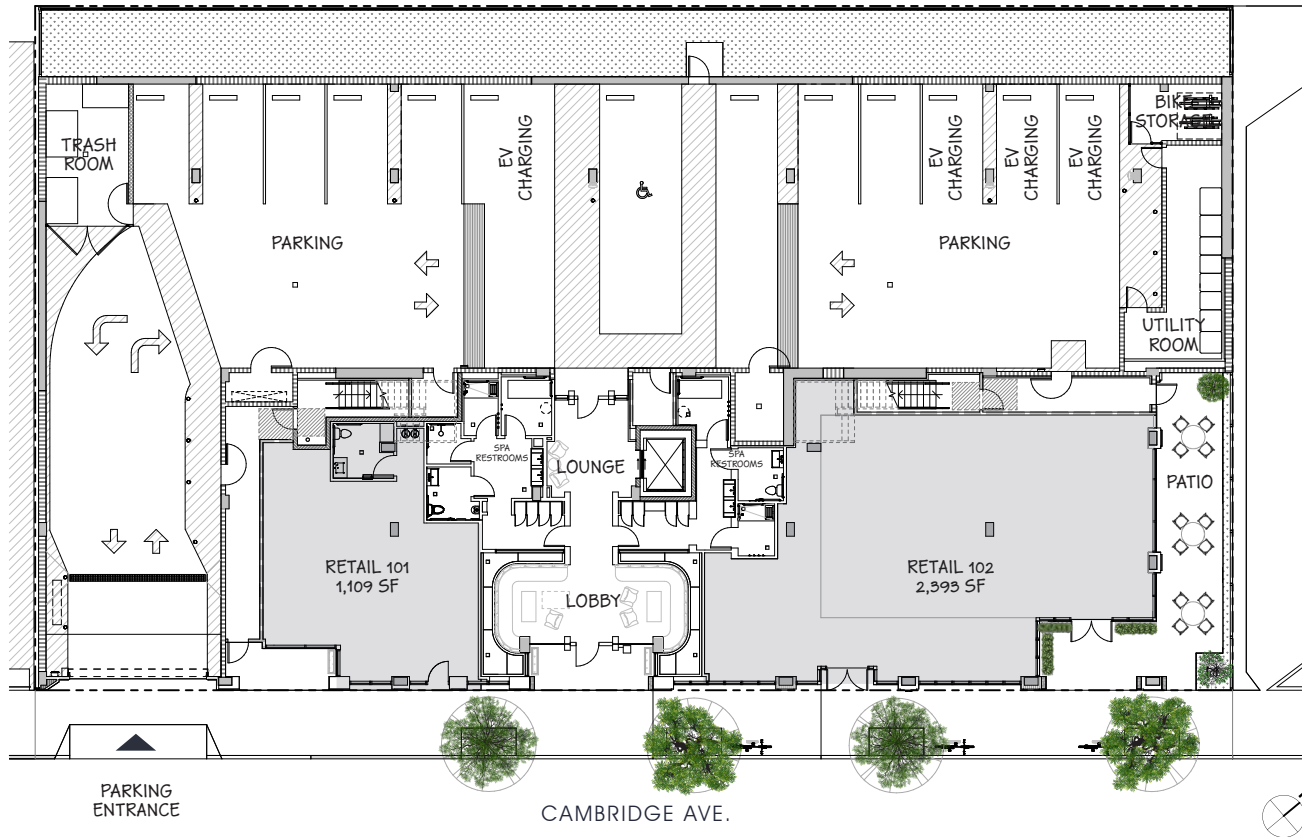


# THE GROUND FLOOR



## THE GROUND FLOOR



### PROGRAM SUMMARY

TOTAL STALLS	13
DUAL EV CHARGERS	3
EV PARKING STALLS	4
TRASH ROOM	1
BIKE STORAGE	1
UTILITY ROOM	1
SPA RESTROOMS	2
LOUNGE	1
LOBBY	1
RETAIL PATIO	1
RETAIL 101	1,109 SF
RETAIL 102	2,393 SF

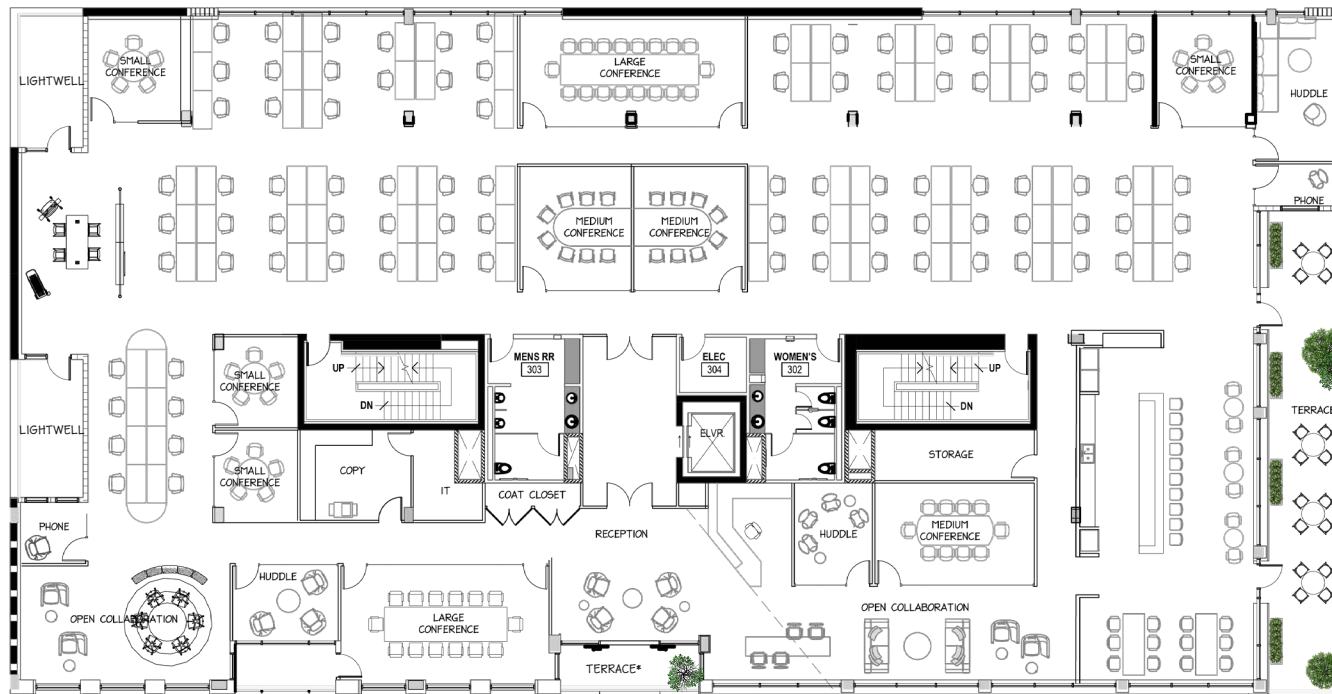


# HYPOTHETICAL TEST FITS



## SINGLE-TENANT TECH LAYOUT

FLOORS 2 & 3 (SIMILAR) | ~16,300 SF



CAMBRIDGE AVE.

### PROGRAM SUMMARY SUITE 300

30 X 60 WORKSTATIONS	88
RECEPTION	1
TOTAL HEADCOUNT	89
LARGE CONFERENCE	2
MEDIUM CONFERENCE	3
SMALL CONFERENCE	4
HUDDLE	3
OPEN COLLABORATION	3
PHONE	2
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
COAT CLOSET	1
IT ROOM	1
STORAGE	1

\* OUTDOOR SPACE ON 3<sup>RD</sup> FLOOR ONLY



# HYPOTHETICAL TEST FITS



## SINGLE TENANT PROFESSIONAL SERVICES LAYOUT

FLOORS 2 & 3 (SIMILAR) | ~16,300 SF



CAMBRIDGE AVE.



### PROGRAM SUMMARY SUITE 200

6X6 WORKSTATIONS	8
6X8 WORKSTATIONS	24
PRIVATE OFFICE	14
RECEPTION	1
TOTAL HEADCOUNT	47
LARGE CONFERENCE	1
MEDIUM CONFERENCE	2
SMALL CONFERENCE	4
HUDDLE	3
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
STORAGE	1
IT ROOM	1



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# HYPOTHETICAL TEST FITS



## MULTI-TENANT TECH LAYOUT

FLOORS 2 & 3 (SIMILAR)



CAMBRIDGE AVE.

◆ Suite 200 | ◆ Suite 250



### PROGRAM SUMMARY SUITE 200 | ~7,600 SF

30 X 60 WORKSTATIONS	48
RECEPTION	1
TOTAL HEADCOUNT	49
LARGE CONFERENCE	1
SMALL CONFERENCE	2
HUDDLE	1
OPEN COLLABORATION	3
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
COAT CLOSET	1
IT ROOM	1

### PROGRAM SUMMARY SUITE 250 | ~8,700 SF

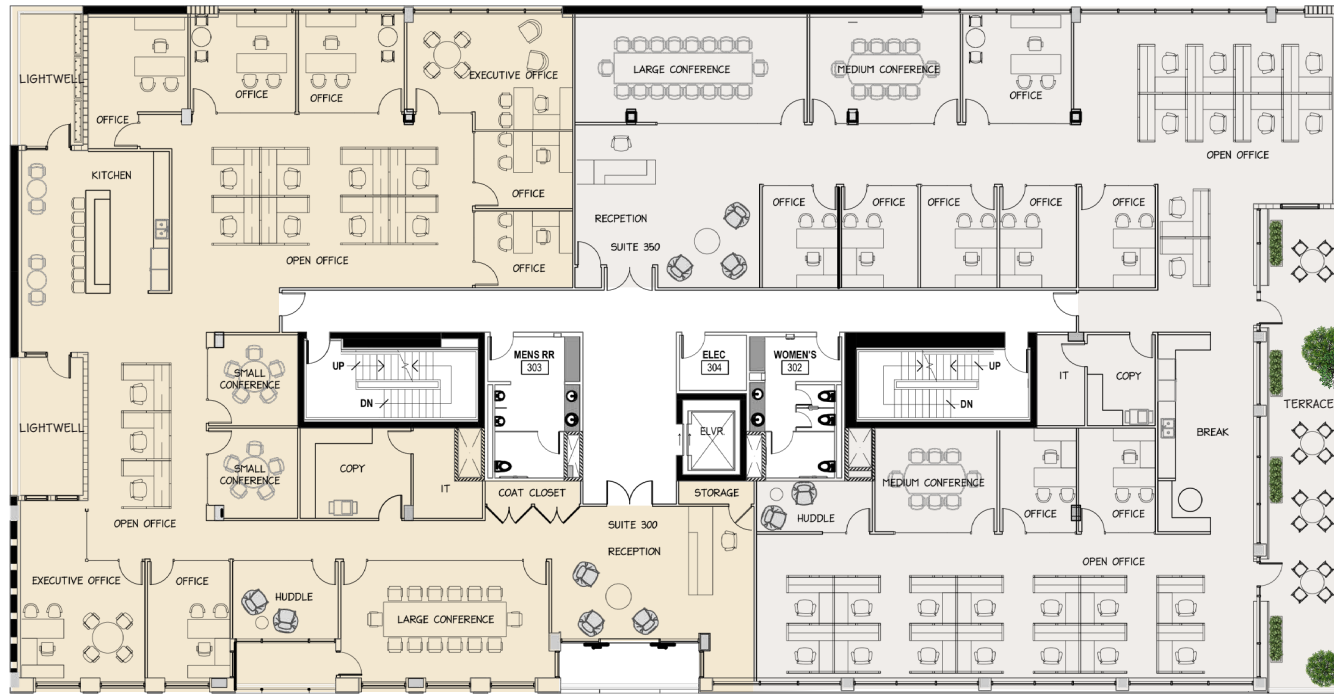
30 X 60 WORKSTATIONS	52
RECEPTION	1
TOTAL HEADCOUNT	53
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
SMALL CONFERENCE	3
OPEN COLLABORATION	2
PHONE ROOM	1
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
MOTHERS ROOM	1
IT ROOM	1



# HYPOTHETICAL TEST FITS



## MULTI-TENANT PROFESSIONAL SERVICES LAYOUT FLOORS 2 & 3 (SIMILAR)



CAMBRIDGE AVE.

◆ Suite 300 | ◆ Suite 350



### PROGRAM SUMMARY SUITE 300 | ~7,600 SF SF

6X6 WORKSTATIONS	11
RECEPTION	1
PRIVATE OFFICE	8
TOTAL HEADCOUNT	20

LARGE CONFERENCE	1
SMALL CONFERENCE	2
HUDDLE	1
KITCHEN / BREAK	1
RECEPTION	1
COPY	1
IT	1
STORAGE	1
COAT CLOSET	1
IT ROOM	1

### PROGRAM SUMMARY SUITE 350 | ~8,700 SF SF

6X6 WORKSTATIONS	24
RECEPTION	1
PRIVATE OFFICE	8
TOTAL HEADCOUNT	33

LARGE CONFERENCE	1
MEDIUM CONFERENCE	2
HUDDLE	1
KITCHEN / BREAK	1
RECEPTION	2
COPY	2
IT ROOM	1



# HYPOTHETICAL TEST FITS



## HEADQUARTERS LAYOUT

FLOOR 2 LAYOUT | ~16,300 SF



CAMBRIDGE AVE.



### PROGRAM SUMMARY FLOORS 2&3 COMBINED

6X6 WORKSTATIONS	16
8X8 WORKSTATIONS	46
PRIVATE OFFICE	27
RECEPTION	1
TOTAL HEADCOUNT	90
LARGE CONFERENCE	4
MEDIUM CONFERENCE	5
SMALL CONFERENCE	4
HUDDLE	6
OPEN COLLABORATION	3
KITCHEN / BREAK	1
KITCHENETTE	1
RECEPTION	1
COPY	2
IT	2
STORAGE	2
MOTHERS ROOM	1
INTERCONNECTING STAIRWELL	1



# HYPOTHETICAL TEST FITS



## HEADQUARTERS LAYOUT

FLOOR 3 LAYOUT | ~16,300 SF



CAMBRIDGE AVE.

◆◆◆◆  
SEE FLOOR 2 FOR  
PROGRAM SUMMARY

