

BKF PHASE II

Marketing Package

SITE PLAN



SITE AREAS

SITE AREA:	244, 035 S.F. (5.60 ACRES)
PHASED AREAS:	
PHASE I:	181,052 S.F.
PHASE II:	62,983 S.F.
BUILDING AREAS:	
BUILDING A	
1ST FLOOR MEDICAL OFFICE	14,823 S.F.
1ST FLOOR GENERAL OFFICE	16,031 S.F.
BUILDING FOOTPRINT	30,854 S.F.
2ND FLOOR OFFICE:	7,986 S.F.
TOTAL BUILDING AREA:	38,840 S.F.
BUILDING B	
1ST FLOOR GENERAL OFFICE	13,233 S.F.
2ND FLOOR GENERAL OFFICE	12,828 S.F.
TOTAL BUILDING AREA	26,061 S.F.

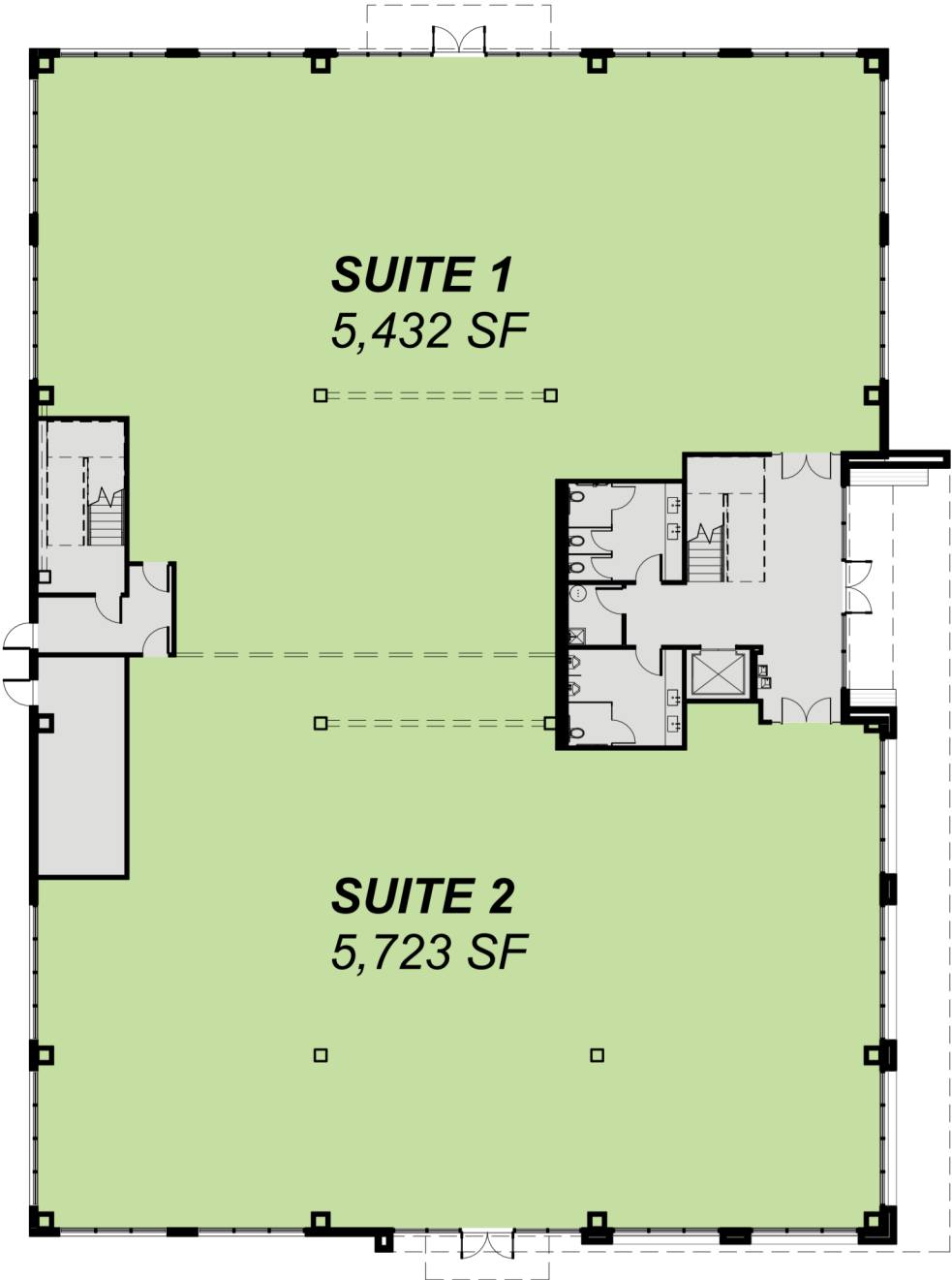
SITE CALCULATIONS

PARKING CALCULATION			
USE:	AREA	FACTOR	MIN
BLDG A MEDICAL OFFICE	14,823	1:250	60
BLDG A GENERAL OFFICE	24,017	1:400	60
BLDG B GENERAL OFFICE	26,061	1:400	66
TOTAL PARKING REQUIRED:			186
TOTAL PARKING	PROV.	ADA REQ.	ADA PROV.
PHASE I	195	7	7
PHASE II	123	5	4
TOTAL	313	11	11
PHASE I PARKING RATIO:	5.0 PER 1,000 S.F.		
PHASE II PARKING RATIO:	4.8 PER 1,000 S.F.		

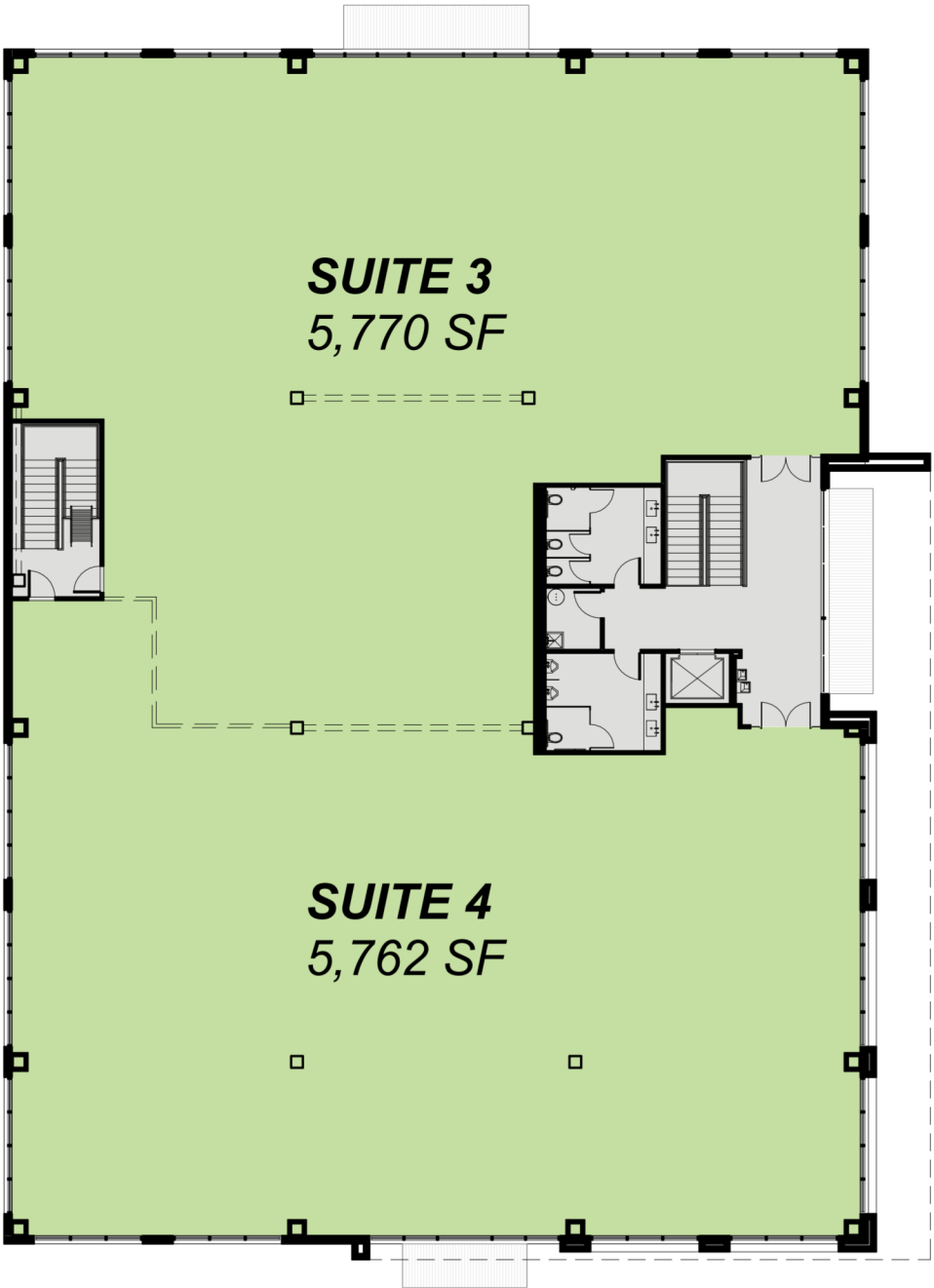
0 40' 80' 160'
Scale: 1' = 80'



FLOOR PLANS



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

SUMMARY OF LEASABLE AREA

TOTAL LEASABLE AREA	22,687 SF
Level 1	11,155 SF
Level 2	11,532 SF
COMMON AREA	3,374 SF
Level 1	2,078 SF
Level 2	1,296 SF
GRAND TOTAL	26,061 SF

LEGEND

- LEASABLE SPACE
- COMMON AREA



EXTERIOR DESIGN

Aerial View



EXTERIOR DESIGN

South Elevation



EXTERIOR DESIGN

SE Building Corner



EXTERIOR DESIGN

NE Building Corner



EXTERIOR DESIGN

Main Building Entrance



INTERIOR DESIGN

LEVEL 1 LOBBY



INTERIOR DESIGN

LEVEL 2 LOBBY

