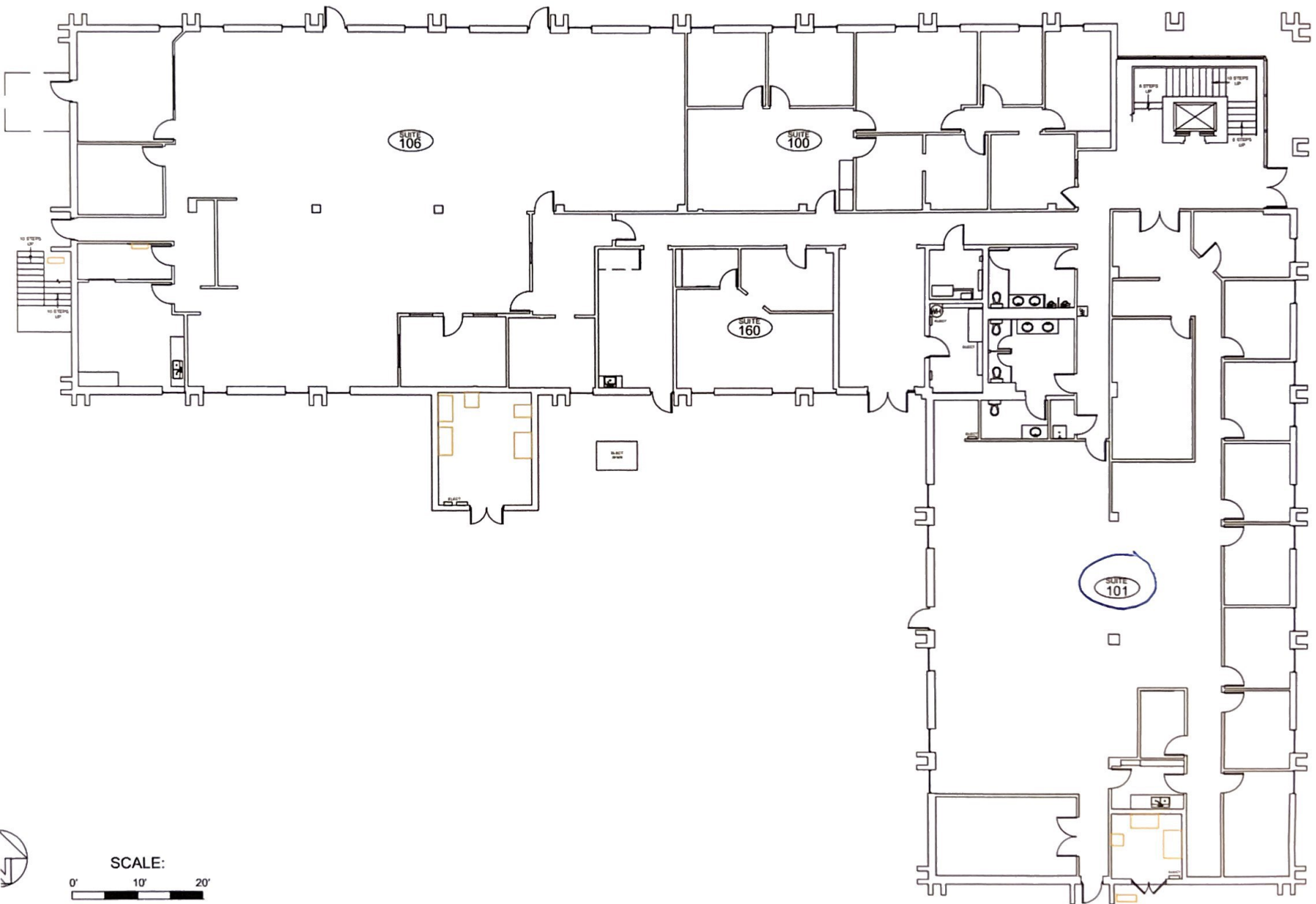


																		OPT. ADJUST.	
Exterior Gross Area	Boundary Area (IPMS 2)	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area (IPMS 3)	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Alloc Ratio	Floor Alloc	Building Amenity & Service Area	Bldg Alloc Ratio	Rentable Area	Load Factor A	Capped Load Factor	Capped Rentable Area
Location: Diplomat Building, 5405 Diplomat Circle, Orlando, FL 32810																			
29,308	28,236	351	27,885		24,125	-	24,125	259	24,384	1,362	2,139		26,239	1,646	1.0627	27,885			
GROUND FLOOR																			
		-		Break Room	-	-	-	259	259	-		1.0981	-	284	1.0627	-	-		
		-		Building Service Area	-	-	-	-	-	1,362		1.0981	-	1,362	1.0627	-	-		
		-		Suite 100	1,698	-	1,698	-	1,698	-		1.0981	1,865	-	1.0627	1,982	1.1670		
		-		Suite 101	4,476	-	4,476	-	4,476	-		1.0981	4,915	-	1.0627	5,224	1.1670		
		-		Suite 106	4,670	-	4,670	-	4,670	-		1.0981	5,128	-	1.0627	5,450	1.1670		
		-		Suite 160	526	-	526	-	526	-		1.0981	578	-	1.0627	614	1.1670		
14,657	14,132	-	14,132		11,370	-	11,370	259	11,629	1,362	1,141	1.0981	12,486	1,646	1.0627	13,269	1.1670		-
SECOND FLOOR																			
		-		Suite 200	12,755	-	12,755	-	12,755	-		1.0782	13,753	-	1.0627	14,616	1.1459		
		351		Vertical Penetrations	-	-	-	-	-	-		1.0782	-	-	1.0627	-	-		
14,651	14,104	351	13,753		12,755	-	12,755	-	12,755	-	998	1.0782	13,753		1.0627	14,616	1.1459		-

GROUND FLOOR



4

7

www.mba

PREPARED FOR:

GAGNON REAL ESTATE

PROJECT NAME:

OFFICE SPACE

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

DATE:

SEP

SCALE:

1/

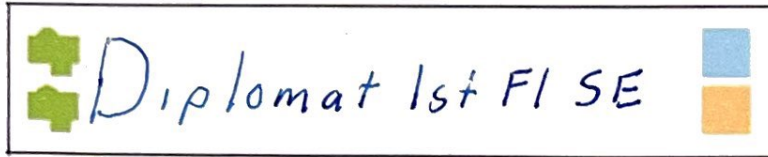
SHEET TITLE:

GRO
FL

SHEET NUMBER

EXHIBIT A

LICENSED AREA



Suite 101

Total 5,224 RSF

