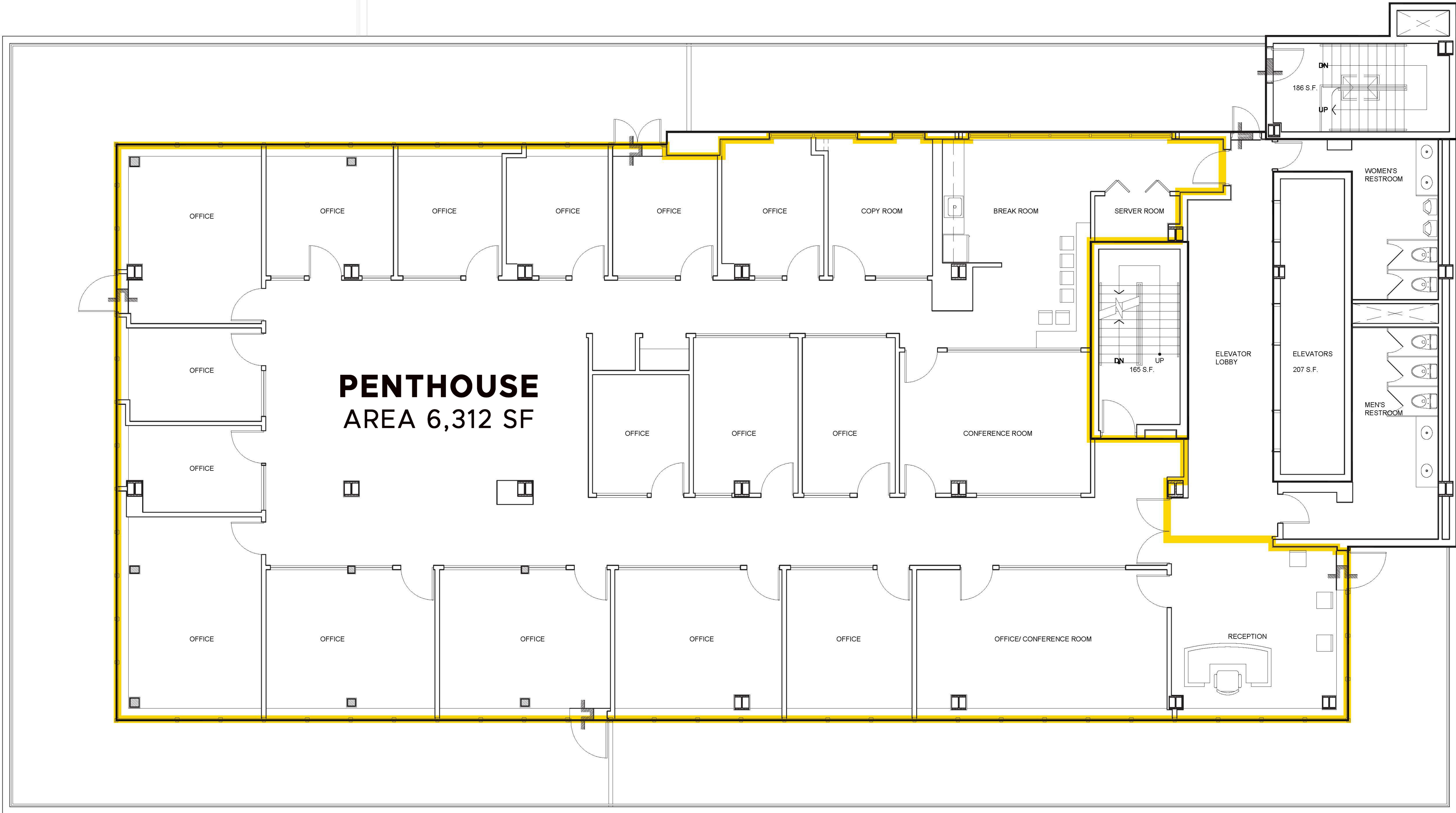


COMMON AREAS:	
HALLWAY	: N/A
ELEV. LOBBY	: 275 S.F.
AC ROOM	: N/A
W- RESTROOM	: 176 S.F.
M-RESTROOM	: 230 S.F.
SERVICE CORRIDOR	: N/A
JANITOR	: N/A
TEL. & ELECT. ROOM	: N/A
TOTAL	684 S.F.

TOTAL NET USABLE OF OFFICES:	5,327 S.F.
TOTAL COMMON AREAS:	684 S.F.
GROSS RENTABLE OF FLOOR:	6,080 S.F.
% OF COMMON AREA ON THE FLOOR:	11.25%
COMMON AREA FACTOR: 684 S.F. / 5,327 S.F. = 12.84%	
GROUND FLOOR LOBBY AND ELEVATOS = 941 SQ. FT. 941 /13 FLOORS = 72.3 S.F. PER FLOOR 72.3 S.F. / 5,327 S.F. = 1.36%	
TOTAL COMMON AREA FACTOR: 12.84% + 1.36% = 14.20%	



LEGEND	
---	Proposed Condo Borders
---	Suite Borders
	Rented
	Vacant
	Month to Month
	Unknown

LEGEND	
	COMMON AREA
	NET USABLE AREA

ONE FLAGLER
14 NE 1ST AVENUE
MIAMI, FLORIDA 33132

DATE	REVISION

DWG. TITLE	EXISTING PENTHOUSE FLOOR PLAN
SCALE	3/16" = 1'-0"
PROJECT NO.	2010-05
DATE	07-30-14
SHEET NUMBER	EXIST-115