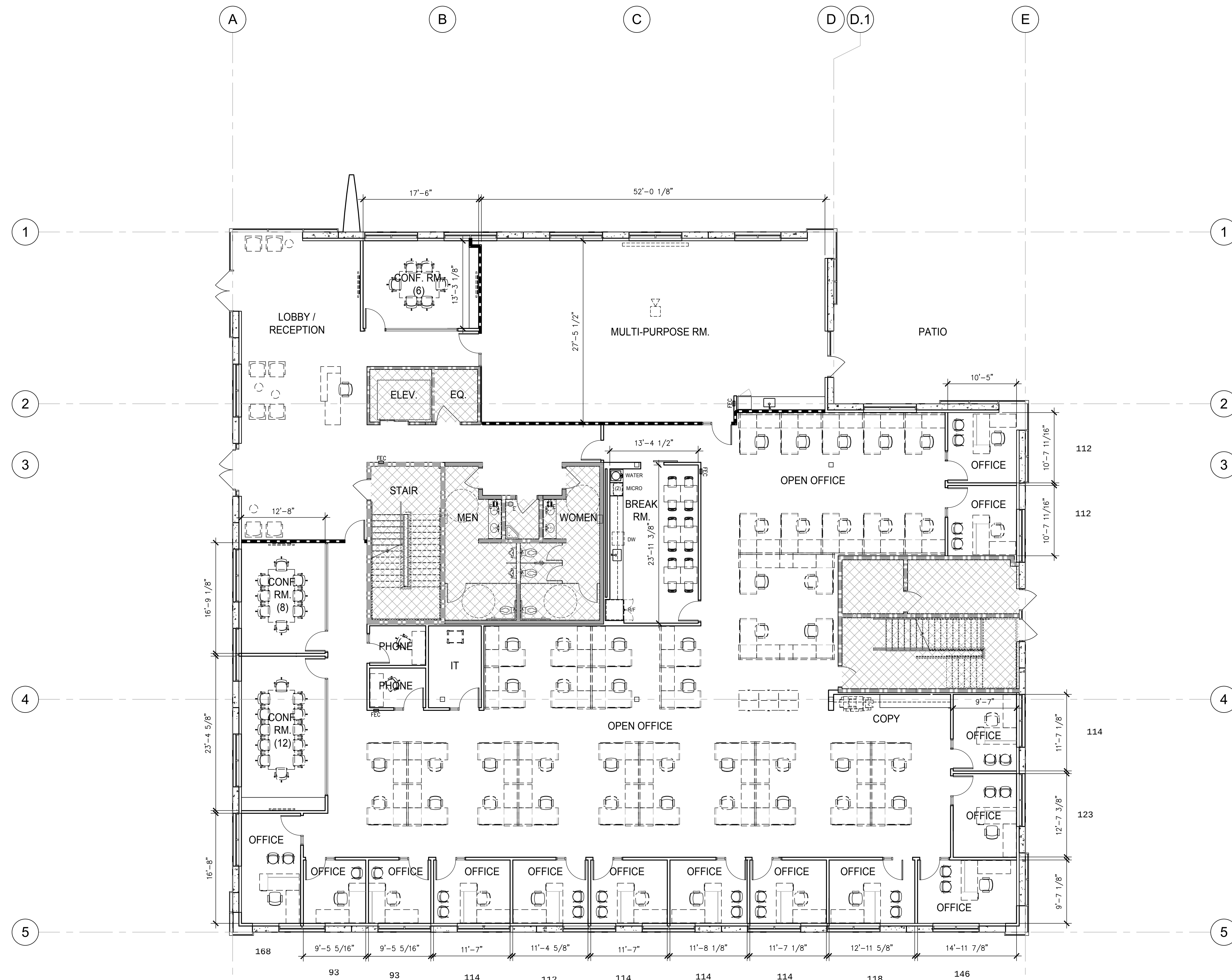




14 rooms = 1647 sq feet
 Multipurpose = 1432 sq feet
 1 small room = 103 sq feet
 42 cubicles = 1512 sq feet
 Total rentable space = \$4694
 Shared space: Lobby, conference room, pathway, break rooms, restroom etc.
 Assuming that we have 11,000 rentable space on first floor, we need to multiply each space by 2.35 x and apply the market rent.

Rooms should be little more expensive than cubicles. Assuming market rate 3.25 sq feet and we provide the furnished space with electricity/ reception/ copier/ telephone we should be charge minimum \$4 per sq feet.
 we can do 4.25 se feet for room
 4 sq feet for cubicles
 This should yield us following:
 Room: 1647 X 4.25 = 7000 X 2.35 = \$16,450
 Multipurpose room = 1432 X 3.25 = \$4,650
 cubicles = 1512 X 4 X 2.35 = \$14,212.80
 Total collection = 35,312.80
 seems like this is less and getting the yield of 3.2 only.
 Average sq room is 118. we can charge \$1250/room average
 Average sq cubicle is 36. we can charge \$450-\$500
 Total collection (1250 X 14 + 450X42 + \$4650) = 41,050

First Floor

Space Plan - Revision 03

CHUGH
 1600 Duane Avenue, Santa Clara, CA

WARE MALCOMB

IRV18-6072-00
 09.09.2019

SHEET
 SP01