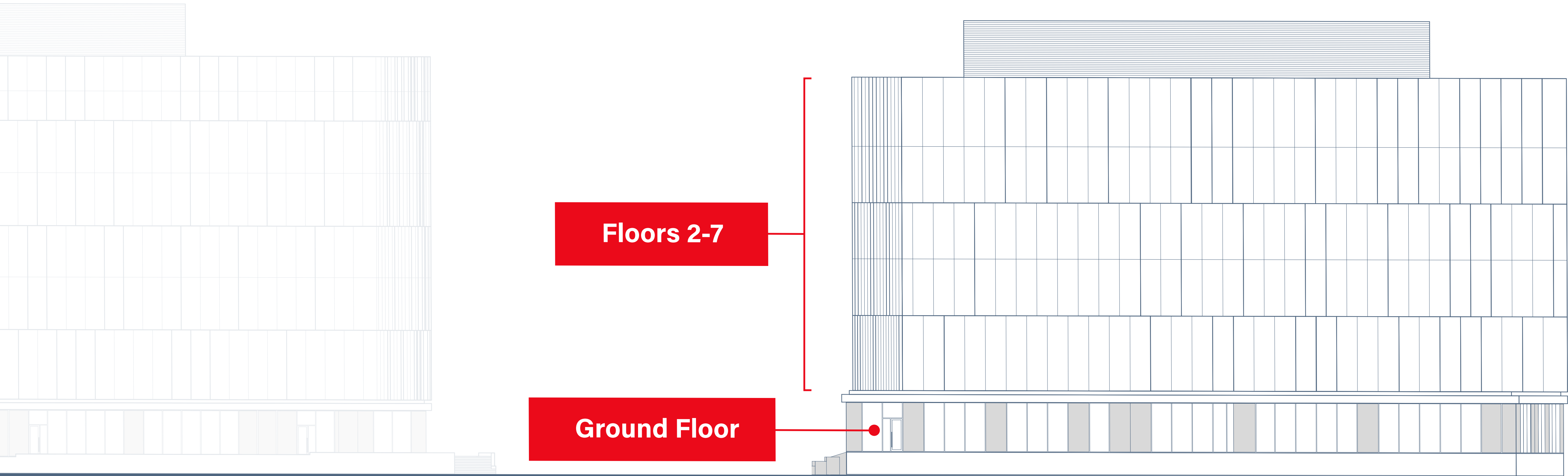


Stacking Plan

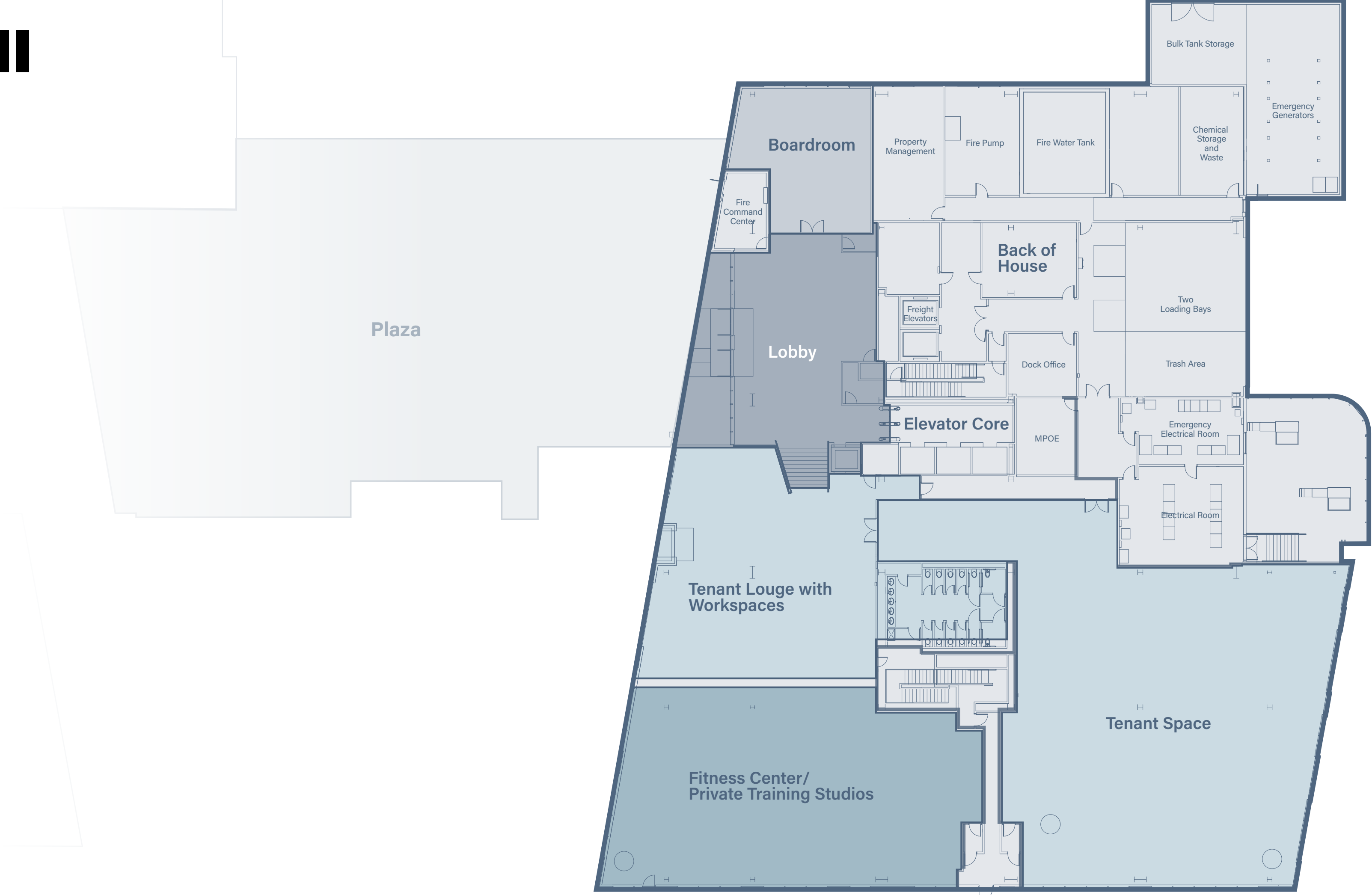
1701 Bayshore



Core and Shell

1701 Bayshore

10,500 SF



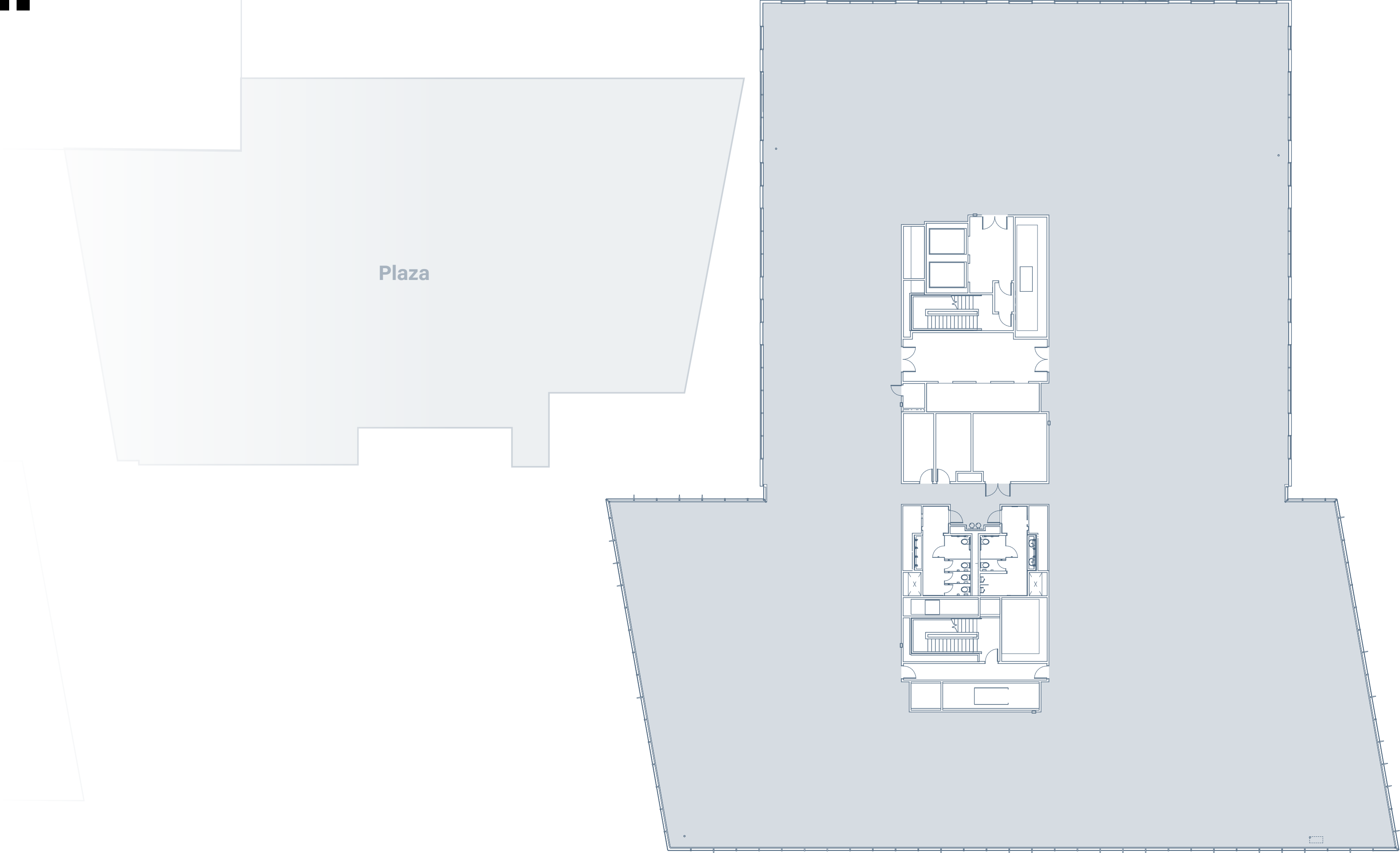
OLD BAYSHORE HWY



Core and Shell

1701 Bayshore

38,400 SF



Test Fit

1701 Bayshore

1 Tenant

- 38,400 SF
- Office - 40%
- Lab - 60%
- Office - 4
- Workstations - 64
- Conference (4-6pp) - 5
- Conference (8+pp) - 4
- ELF (Open Lab) - 778'
- Lab Sinks - 9
- Fume Hoods - 4



Test Fit

1701 Bayshore

2 Tenant - Option A

- | | |
|--------------------------|--------------------------|
| ● Tenant 1 | ● Tenant 2 |
| ● 16,900 SF | ● 21,500 SF |
| ● Office - 40% | ● Office - 40% |
| ● Lab - 60% | ● Lab - 60% |
| ● Office - 3 | ● Office - 4 |
| ● Workstations - 24 | ● Workstations - 24 |
| ● Conference (4-6pp) - 2 | ● Conference (3-6pp) - 3 |
| ● Conference (8+pp) - 1 | ● Conference (8+pp) - 2 |
| ● ELF (Open Lab) - 324' | ● ELF (Open Lab) - 449' |
| ● Lab Sinks - 4 | ● Lab Sinks - 5 |
| ● Fume Hoods - 2 | ● Fume Hoods - 2 |



Test Fit

1701 Bayshore

2 Tenant - Option B

- | | |
|--------------------------|--------------------------|
| • Tenant 1 | • Tenant 2 |
| • 16,900 SF | • 21,500 SF |
| • Office - 40% | • Office - 40% |
| • Lab - 60% | • Lab - 60% |
| • Office - 3 | • Office - 4 |
| • Workstations - 24 | • Workstations - 24 |
| • Conference (4-6pp) - 2 | • Conference (3-6pp) - 3 |
| • Conference (8+pp) - 1 | • Conference (8+pp) - 2 |
| • ELF (Open Lab) - 324' | • ELF (Open Lab) - 449' |
| • Lab Sinks - 4 | • Lab Sinks - 5 |
| • Fume Hoods - 2 | • Fume Hoods - 2 |



- | | | | |
|----------------|-----------------------------|----------------|-----------------------------|
| • Office Space | • Offices/ Conference Rooms | • Office Space | • Offices/ Conference Rooms |
| • Lab Space | • Specialty Labs | • Lab Space | • Specialty Labs |
| • Support Labs | | • Support Labs | |

OLD BAYSHORE HWY



The Landing

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