SHARED TENNANT OFFICE SPACE

Co-Working Business Model

Edgeworth Building Richmond, Virginia Third Floor



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East Carolina University

PORTFOLIO 1



Client Profile

- Real Estate Developer
- Owner of Building
- Responsible for Building Renovation
- Interested in Attracting Young Entrepreneurs
- Desires to be a Market Leader by offering Co-Working Space

Space Needs

- Generic Office Layout
- Building Period and Style reflected in Interior
- Spaces that can Transition Quickly as Needed
- Work Space for 70 People at Once
- Prefers Sustainable Design and Building Practices
- Do Not Obscure the South Facing Windows

STREAMLINED INDUSTRIAL

Design Inspiration



Personnel Totals Per Department	Personne	el Totals	Personnel				Support	Total	Circulation	Carpetable
	Current	Future	Sq. Feet	Computer	Printer	Fax	Sq. Feet	Sq. Feet		Sg. Feet
Executive	2	2	200	2	1	-	280	480	1.54	73
Administration	2	4	260	4	. 1	-	75	335	1.54	510
Account Admin	12	9	630	24	3	3	180	810	1.54	1,24
Creative Services	4	35	2,420	7	1	-	680	3,100	1.54	4,774
Support	-	-	-	-	-	-	1,868	1,868	1.54	2,876
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						× .				
Totals:	20	50	3,510	37	6	3	3,083			10,152

Position	Personne Current	Future	Unit Squ Office	uare Ft. Workstation	Extended Sq. Feet	PC	Equipment Printer	Fax	Notes	Department Summary
	Current	ruture	Unice	workstation	Sq. Feet		Printer	Fax		Personnel 200 Square Ft
		-			0					Equipment 280 Square Ft
					ن 0					Sub Total: 480 Square Ft Circulation 1.54
					C					Total Carpetable: 739.2 Square Ft
rector	1	1	100		100		+		Locate near Reception	
					Q	*				
dministrative Assistant	1	1		100	0		1		Locate directly outside Mgr office	
and had dove Hapiden				100	0	2		\$	Eccate directly outside Migronice	
					0					Interviewee:
					0					Interviewee: Interview Date:
	2					2	1	0		
UPPORT/EQUIPMENT SPACES	S				0 0 200	2				Interview Date: Revision Submitted: Sign Off:
			Un Square		0	2	1 Location	0	Notes	Interview Date: Revision Submitted:
UPPORT/EQUIPMENT SPACES	S Support/Ec Current			e Feet	0 200 Extended Sq. Feet		Location		Notes	Interview Date: Revision Submitted: Sign Off: Department Notes:
UPPORT/EQUIPMENT SPACES Space Railing Area	S				0 200 Extended Sq. Feet 0 100	2 Visible from Admin /	Location	0		Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
UPPORT/EQUIPMENT SPACES Space	S Support/Ec Current			e Feet	0 200 Extended Sq. Feet 0 100		Location		Notes	Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
UPPORT/EQUIPMENT SPACES Space (atting Area antry	S Support/Ec Current 1	guipment Future		e Feet 100	0 0 200 Extended Sq. Feet 0 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 Visible from Admin /	Location		Notes	Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
UPPORT/EQUIPMENT SPACES Space Varting Area antry ax/Copy	S Support/Ec Current	guipment1 Future1 1		e Feet 100	0 200 Extended Sq. Feet 0 00 00 00 00 00 00 00 00 00 00 00 00	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Location		Notes Seating for 4 guests	Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
UPPORT/EQUIPMENT SPACES Space (ating Area antry ax/Copy	S Support/Ec Current	guipment Future 1		e Feet 100	0 200 Extended Sq. Feet 0 100 0 0 50 0 0 0 0 0 0 0 0 0 0 0 0 0	2 Visible from Admin / Visible from Admin / Near Admin Assts Near Admin Assts	Location		Notes	Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
UPPORT/EQUIPMENT SPACES Space (ating Area antry antry antry antry orage	S Support/Ec Current	guipment1 Future1 1		e Feet 100	0 200 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 Visible from Admin A Near Admin Assts Near Admin Assts	Location		Notes Seating for 4 guests	Interview Date: Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACES Space Auting Area antry ax/Copy torage lie Drawers	S Support/Ec Current	guipment Future 1 1 1		e Feet 100	0 200 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 Visible from Admin / Near Admin Assts Near Admin Assts	Location		Seating for 4 guests Shelving 3-Hi cabinets	Interview Date: Revision Submitted: Sign Off: Department Notes: Entire company is progressive
ersonnel Totals: UPPORT/EQUIPMENT SPACES Space Valing Area antry ax/Copy torage lie Drawers xeculive Conference Room	S S Current 1 0 0 0 1 1 50	guipment Future 1 1 1		e Feet 100	0 200 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 Visible from Admin A Near Admin Assts Near Admin Assts	Location		Seating for 4 guests	Interview Date: Revision Submitted: Sign Off:

into five Categories:

- Executive
- Administration
- Creative Services
- Support

Executive Area Requirements:

- Client Waiting Area
- Small Pantry

The Generic Office Design is divided

Account Administration

 Office Space for a Director and Administrative Assistant General File Storage Space for Copier/Printer



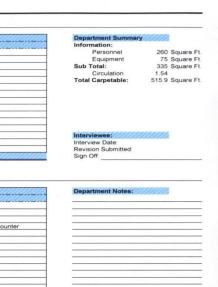
Administrative Area Requirements:

- Office space for Finance Manager and three Finance Clerical Assistants
- General File Storage
- Space for Printers, Shredders and Work Counter

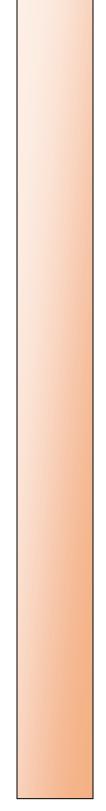
PERSONNEL								
Position	Personnel Tota Current Fu	s l ture Offic	Unit Square Ft.	Extended	PC Printe	nt Fax	Notes	Department Summary Information:
	Current	die	Workstation		0			Personnel 26
Finance					0			Equipment Sub Total: 33
Manager Clerical	- 0	1	80	18 18	0 1 3	1		Circulation 1.5 Total Carpetable: 515
					0			-
								-
					0			_
					0	*		_
					5			Interviewee:
Personnel Totals:	2	4		26	0 4	1	0	Revision Submitted: Sign Off:
SUPPORT/EQUIPMENT SPACES	Charles and the second s		11-14		1 cost		N-1-2	
Space	Support/Equipm Current Fu	nt	Unit Square Feet	Extended Sq. Feet	Locatio	1	Notes	Department Notes:
Finance					2 ·			
File Drawers Equipment	50	50	0.5	2	5 Lockable room 3 Next to work area		5-Hi cabinets 3 Printers, shredder, work counter	
- 1.1					5			
					0			
					2			
					2			
					2			
Support Totals:				7				
Account Admin								
Account Admin								
	Personnel Totals Current Fut	are Office	nit Square Ft. Workstation	Extended Sq. Feet	Equipmer PC Printer	tFax	Notes	Department Summary
PERSONNEL	Personnel Totals Current Fut	re Office 3	nit Square Ft. Workstation 80	Sq. Feet 0 240	PCPrinter_	tFax	Notes	Information: Personnel 63 Equipment 18
PERSONNEL Position	Current Eut	re Office 3 3	Workstation	Sq. Feet 0 240 0 210	PC Printer 9 12	t. Fax	Notes	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5
PERSONNEL Position Account Executive Account Manager	Current Fut	are Ui Office 3 3 3	80 Workstation	Sq. Feet 0 240 0	9 12	Fax	Notes Shared by entire Production staff	Information: Personnel 63 Equipment 18 Sub Total: 81
PERSONNEL Position Account Executive Account Manager Administrative Assistant	Current Fut	3 3 3	80 70	Sq. Feet 0 240 0 210 0	9 12 3	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5
PERSONNEL Position Account Executive Account Manager	Current Fut	3 3 3 3	Workstation 80 70 60	Sq. Feet 0 240 0 210 0 180 0 0 0 0 0 0 0 0 0 0 0 0	9 12 3 0	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5
PERSONNEL Position Account Executive Account Manager Administrative Assistant	Current Fut	3 3 3 3	Workstation 80 70 60	Sq. Feet 0 240 0 210 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9 12 3 0	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5
PERSONNEL Position Account Executive Account Manager Administrative Assistant	Current Fut	3 3 3 3	Workstation 80 70 60	Sq. Feet 0 240 0 210 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9 12 3 0	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant	Current Fut	3 3 3 3	Workstation 80 70 60	Sq. Feet 0 240 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant	Current Fut	3 3 3 3	Workstation 80 70 60	Sq. Feet 0 240 210 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0	Fax		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant	Current Fut	3 3 3 0	Workstation 80 70 60	Sq. Feet 0 240 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0	3 3 3		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals;	Current Fut	3 3 3 0 9	Workstation 80 70 60	Sq. Feet 0 240 0 180 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0	3 3 3		Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SUPPORT/EQUIPMENT SPACES Space	Current Fut	Office Office Office Office Office Office O	Workstation	Sq. Feet 0 240 0 210 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24	3 3 3	Shared by entire Production staff	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SUPPORT/EQUIPMENT SPACES Space File Drawers	Current Fut	3 3 3 3 0 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Workstation	Sq. Feet 0 240 0 0 210 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24 24 Location Near Admin Assts	3 3 3	Shared by entire Production staff Shared by entire Production staff Notes 3-Hi cabinets	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SUPPORT/EQUIPMENT SPACES Space File Drawers Equipment	Current Fut 4 4 4 4 1 1 3 3 1 1 1 1 1 1 1 1 1 1 1 1	Coffice C	Workstation	Sq. Feet 0 240 0 210 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24 24 Location Near Admin Assts Near Admin Assts	3 3 3	Shared by entire Production staff Shared by entire Production staff Notes 3-Hi cabinets Copier, work counter	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SupPORT/EQUIPMENT SPACES File Drawers Equipment Digital Storage	Current Fut 4 4 4 4 4 1 1 3 3 1 1 1 1 1 1 1 1 1 1 1	Coffice C	Unit Square Feet 1 50 50 50 50 50	Sq. Feet 0 240 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24 24 Location Near Admin Assts Near Admin Assts	3 3 3	Shared by entire Production staff Shared by entire Production staff Notes 3-Hi cabinets Copier, work counter Shelving; can be spread throughout	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SUPPORT/EQUIPMENT SPACES Space File Drawers Equipment	Current Fut 4 4 4 4 1 1 3 3 1 1 1 1 1 1 1 1 1 1 1 1	Coffice C	Workstation	Sq. Feet 0 240 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24 24 Location Near Admin Assts Near Admin Assts	3 3 3	Shared by entire Production staff Shared by entire Production staff Notes 3-Hi cabinets Copier, work counter	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.
PERSONNEL Position Account Executive Account Manager Administrative Assistant Account Assistant Personnel Totals: SupPORT/EQUIPMENT SPACES File Drawers Equipment Digital Storage	Current Fut 4 4 4 4 4 1 1 3 3 1 1 1 1 1 1 1 1 1 1 1	Coffice C	Unit Square Feet 1 50 50 50 50 50	Sq. Feet 0 240 0 0 0 0 0 0 0 0 0 0 0 0 0	PC Printer 9 12 3 0 24 24 Location Near Admin Assts Near Admin Assts	3 3 3	Shared by entire Production staff Shared by entire Production staff Notes 3-Hi cabinets Copier, work counter Shelving; can be spread throughout	Information: Personnel 63 Equipment 18 Sub Total: 81 Circulation 1.5 Total Carpetable: 1247.

Account Administration Area Requirements:

- Office space for three Account Executives, three Account Managers and three Administrative Assistants
- General File Storage
- Space for Copier and Work Counter
- Lockable Storage for Digital Files









Position	Personne	al Totals	Unit Sq	uare Ft. Workstation	Extended		Equipment Printer		Notes	Department Summary	
	Current	Future	Office	Workstation	Sq. Feet	PC	Printer	Fax		Information: Personnel	2420 Square F
Feam Manager	1	5	100		600	2	1			Equipment	680 Square 3100 Square
					0	1				Sub Total: Circulation	1.54
eam Assistant	3	30		64	1920 0					Total Carpetable:	4774 Square
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	CES		U	nit	0 2420 Extended	7	Location		Notes	Revision Submitted:	
SUPPORT/EQUIPMENT SPA			U	init re Feet	0 2420	7				Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPA	CES		U	init re Feet	0 2420 Extended Sq. Feet	7				Revision Submitted: Sign Off:	11110
SUPPORT/EQUIPMENT SPACE	CES		U	re Feet	0 2420 Extended Sq. Feet 0 0 0	7				Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPACE	CES		U	nit re Feet 200	0 2420 Extended Sq. Feet	7				Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPAI Space Concept Lounge	CES		U	re Feet	0 2420 Extended Sq. Fest 0 0 0 0 200 0 0 0 0 0 0 0 0 0 0 0 0 0	7 Adjacent to Tear	Location			Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPAI Space Soncept Lounge Vark Area	CES Support/E Current	guipment Future	U	200	0 2420 Extended Sq. Feet 0 0 200 0 0 400 0 0 0 0 0 0 0 0 0 0 0 0		Location		Notes	Revision Submitted: Sign Off:	
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SUPPORT/EQUIPMENT SPAI Space Soncept Lounge Vork Area	CES Current 0 0	guipment Future	U	200 400	0 2420 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Adjacent to Tear	Location		Notes	Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPAI Space Concept Lounge Work Area	CES Current 0 0	guipment Future	U	200 400	0 2420 Extended Sq. Fest 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Adjacent to Tear	Location		Notes	Revision Submitted: Sign Off:	
SUPPORT/EQUIPMENT SPAI Space Concept Lounge Work Area	CES Current 0 0	guipment Future	U	200 400	0 2420 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Adjacent to Tear	Location		Notes	Revision Submitted: Sign Off:	
Personnel Totals: SUPPORT/EQUIPMENT SPAC Space Concept Lounge Work Area Storage Support Totals:	CES Current 0 0	guipment Future	U	200 400	0 2420 Extended Sq. Feet 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Adjacent to Tear	Location		Notes	Revision Submitted: Sign Off:	

PERSONNEL							
Position	Support/Eg	uipment	Unit Square Ft.	Extended	Location	Notes	Department Summary
	Current	Future	Square Ft.	Sq. Feet			Information:
				0			Personnel 0 Square F
				0			Equipment 1867.5 Square F Sub Total: 1867.5 Square F
				0			Circulation 1.54
				0			Total Carpetable: 2876 Square F
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	CES		Unit Square Feet	0 Extended	Location	Notes	Revision Submitted:
UPPORT/EQUIPMENT SPAC			Square Feet	0 Extended Sq. Feet	Location		Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPAC	CES			0 Extended Sq. Feet		Notes	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE	CES	uipment	Square Feet 200	0 Extended Sq. Feet 0 200 0	Location Direct access to Broadcast, Executive, Mktg	Waiting for 6, TV's	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE	CES		Square Feet	0 Extended Sq. Feet 0 200 0	Location		Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space eception onference Room	CES Support/Eg Current 1	uipment	200	0 Extended Sq. Feet 0 200 0 800 800 0 0	Location Direct access to Broadcast, Executive, Mktg Shared by all areas	Waiting for 6, TV's Full AV	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space ecception onference Room omputer Service Area	CES	uipment	200 200 0	0 Extended Sq. Feet 0 200 0 800 0 800 0 0 0 800 0 0 0 0 0 0	Location Direct access to Broadcast, Executive, Mktg Shared by all areas	Waiting for 6, TV's Full AV Work counter, outlets	Revision Submitted: Sign Off:
leception conference Room computer Service Area computer Server Room	CES Support/Eg Current 1	Euture 1 4 1 1	Square Feet 200 200 0 80	0 Extended Sq. Feet 0 200 0 800 0 0 800 0 800 0 800 0 800 80	Location Direct access to Broadcast, Executive, Mktg Shared by all areas Near Acount Admin	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space eception onference Room omputer Service Area omputer Server Room opt/Fax Station	CES Support/Eg Current 1	uipment	Square Feet 200 200 0 0 80 25	0 Extended Sq. Feet 0 200 0 0 800 0 0 0 800 0 0 0 0 0 0 0 0	Direct access to Broadcast, Executive, Mktg Shared by all areas Near Acount Admin Spread throughout	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space ecception onference Room omputer Service Area omputer Server Room opp/Erax Station antry	CES Support/Eg Current 1	Future 1 4 1 1 2	Square Feet 200 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Extended Sq. Feet 0 0 0 800 0 0 0 0 800 0 800 0 800 0 800 0 800 0 800 0 800 0 800 800 0 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 800 8000	Location Direct access to Broadcast, Executive, Mktg Shared by all areas Near Acount Admin Spread throughout Spread throughout	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter Coffee, sink, refrigerator, cabinets	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space ecception onference Room omputer Service Area omputer Server Room opp/Erax Station antry	CES Support/Eg Current 1 1 1 1	Future 1 4 1 1 2	Square Feet 200 200 0 0 80 25	0 Extended Sq. Feet 0 200 0 0 800 0 0 0 800 0 0 0 0 0 0 0 0	Location Direct access to Broadcast, Executive, Mitig Shared by all areas Near Acount Admin Spread throughout Spread throughout	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space ecception onference Room omputer Service Area omputer Server Room opy/Er Server Room opy/Er Server Room opy/Er Server Room	CES Support/Eg Current 1 1 1 1	Future 1 4 1 1 2	Square Feet 200 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Extended Sq. Feet 0 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Location Direct access to Broadcast, Executive, Mittg Shared by all areas Near Acount Admin Spread throughout Spread throughout Spread throughout	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter Coffee, sink, refrigerator, cabinets	Revision Submitted: Sign Off:
SUPPORT/EQUIPMENT SPACE Space leception conference Room	CES Support/Eg Current 1 1 1 1 0 1 1 0	uipment Future 1 4 1 1 2 2 1	Square Feet 200 200 0 0 80 25 50 300	Extended Sq. Feet 0 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Location Direct access to Broadcast, Executive, Mitig Shared by all areas Near Acount Admin Spread throughout Spread throughout	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter Coffee, sink, refrigerator, cabinets	Revision Submitted: Sign Off:
UPPORT/EQUIPMENT SPACE Space Reception conference Room computer Service Area computer Se	CES Current 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 0 0 40	uipment Future 1 4 1 1 2 2 1	Square Feet 200 200 0 80 25 50 300 25 50 0 300	Extended Sq. Feet 0 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Location Direct access to Broadcast, Executive, Mktg Shared by all areas Near Acount Admin Spread throughout Spread throughout Spread throughout Near Base Building air supply	Waiting for 6, TV's Full AV Work counter, outlets Raised floor, secure, 3 racks Work counter Coffee, sink, refrigerator, cabinets Full kitchen, seating	Revision Submitted: Sign Off:

Creative Services Area Requirements:

- Office space for five Team Managers
- Assistants
- General Storage

Support Area Requirements:

- Client Reception Area
- Conference Room
- General File Storage
- Space for Copier and Work Counter
- Space
- Mechanical Room

Work Stations for thirty Team

 Concept Development Lounge and Collaborative Work Area

• Computer Server and Repair

Lunch Room with Kitchen



Existing Conditions

After being vacated by the former owners, the building became part of a large scale renovation of the Tobacco Row Historic District. Individual buildings in the district have been converted to loft apartments, condominiums, office and retail space.

Currently, the space for the client is stripped to the building structure. Only vital building systems are in place. Large columns, on 22 foot centers, are located throughout. These columns are 2 feet in diameter and have a capital that cones out to a diameter of 5 feet. The capital supports an 8 foot square concrete platform used to help distribute the weight of the floor above.

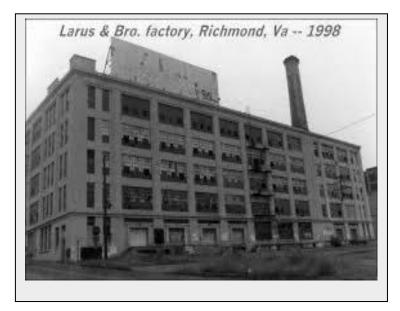
The floor is a poured in place concrete slab. A fire sprinkler system is in place suspended from the above slab with the heads turned up as would typically be found in warehouse space. The distance from the floor slab surface to the underside of the above slab is 14 feet 4 inches. The outside structural walls are insulated and furred out with metal studs. The existing windows have been repaired and sit 24 inches above the floor. They terminate 6 inches below the upper slab.

A building core with all renovations completed is in place with new elevators and restrooms. The elevator lobby is to be shared with all tenants on the floor. A freight elevator is available in addition to the two passenger elevators. The renovated restrooms are also for the use of the employees as well as the public.

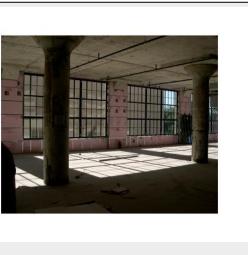
Customizing the space for the tenant will involve the construction of all interior walls, mechanical, electrical and specialized plumbing and a ceiling system. The sprinkler system may have to be altered depending on the ceiling type chosen. Any design will have to also work around the existing windows as they cannot be closed or altered in any way.



EDGEWORTH BUILDING Third Floor Office Space

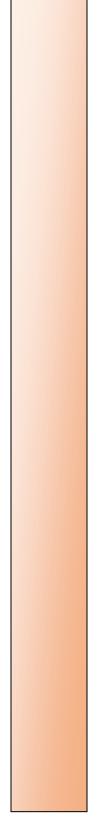




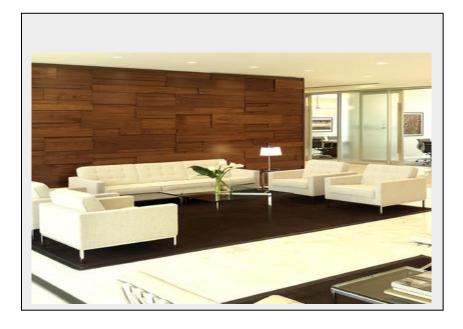


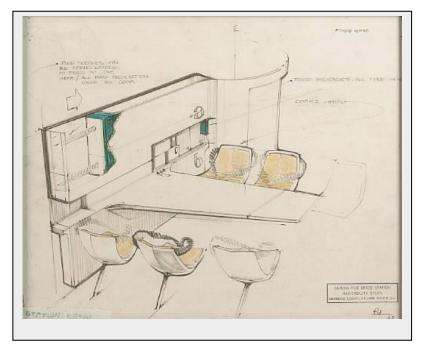




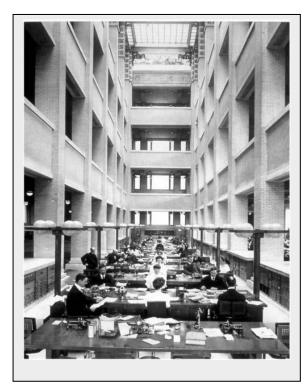


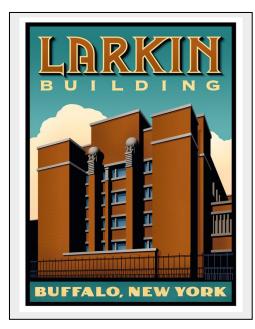






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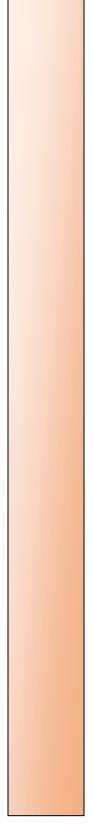




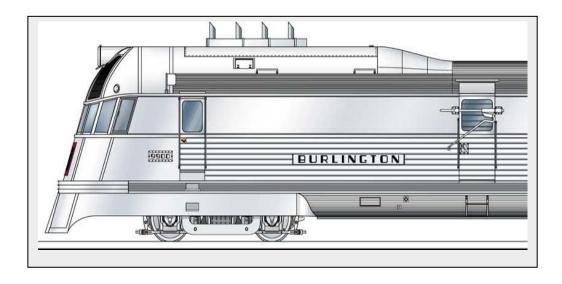


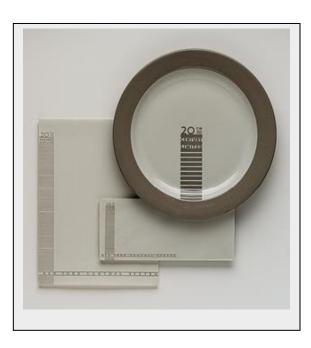












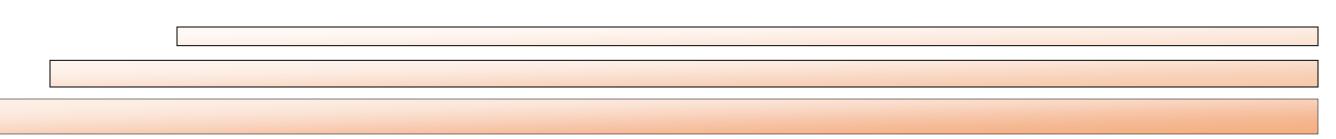


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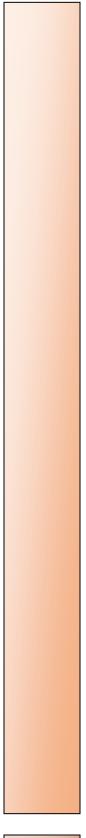






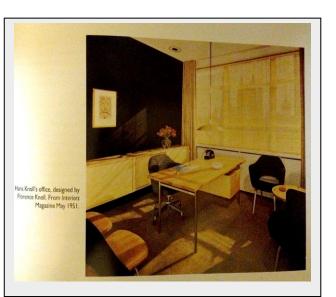
















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