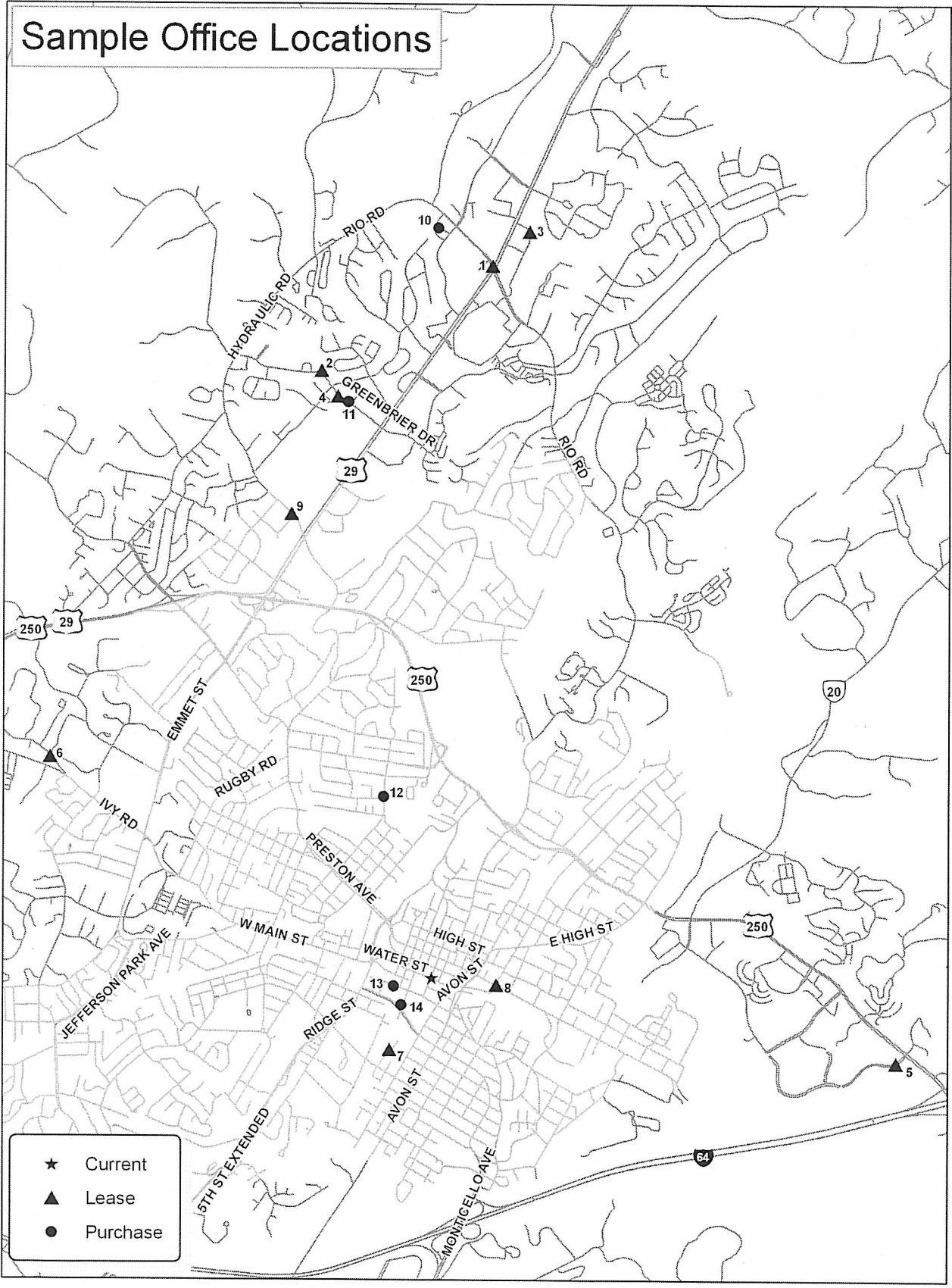


Sample Office Locations

| ID | Option | Address | Squ Ft | Cost | Special Terms | Parking | Comments |
|----|------------------|----------------------------------|--------------------|----------------|------------------------|--------------|---------------------------------------|
| | Current Location | 401 E. Water Street | 5,956 | \$10.20/squ ft | net terms, no CAM | very limited | |
| 1 | Lease | 1700 Seminole Trl | up to 7,760 | \$12.50/squ ft | net terms, no CAM | unlimited | |
| 2 | Lease | 1414 Greenbrier Pl | 4,541 | \$14.00/squ ft | net terms, no CAM | limited | |
| 3 | Lease | 923 Gardens Blvd | 5,726 | \$16.00/squ ft | net terms, no CAM | limited | |
| 4 | Lease | 335 Greenbrier Dr | 11,720 | \$18.00/squ ft | net terms, no CAM | unlimited | new space, on market over 2 yr |
| 5 | Lease | 650 Peter Jefferson Pkwy, Bld #1 | as needed | \$19.90/squ ft | sublease, full service | unlimited | market rate \$22.50/squ ft |
| 6 | Lease | 2200 Old Ivy Rd | 12,000 | \$20.00/squ ft | net terms, no CAM | limited | |
| 7 | Lease | 967 2nd St | as needed | \$16.00/squ ft | net terms, no CAM | unlimited | IX Building, industrial redevelopment |
| 8 | Lease | 1001 E Market St | 5,100 | \$12.00/squ ft | net terms, no CAM | very limited | 10 spaces, no on-street or garage |
| 9 | Lease | 2211 Hydraulic Rd | as needed | \$17.50/squ ft | net terms, no CAM | unlimited | One-Stop Center, on market over 3 yr |
| | | | average gross rate | \$15.00/squ ft | | | |
| 10 | Purchase | 663 Berkmar Ct | 4,564 | \$750,000 | office condo | limited | 2nd generation, 1400 squ ft warehouse |
| 11 | Purchase | 2 Remson Ct | 4,563 | \$981,045 | office condo | | new space |
| 12 | Purchase | 1147 Rose Hill Dr | 1,500 | \$388,500 | office condo | | not built, proposed "green" building |
| 13 | Purchase | 200 Garrett St | 4,871 | \$1,120,000 | new office condo | on-street | |
| 14 | Purchase | 455 2nd St | 7,280 | \$1,775,000 | office condo | Limited | 1 space/500 squ ft @\$75/month |

"net terms"
"CAM" Landlord pays water/sewer, tenant pays electricity/telecommunications and janitorial
Common Area Maintenance

Sample Office Locations



Office Space Utilization - 401 E. Water Street

Offices

| | | |
|--------------------------------------|-------|------|
| Chief Operating Officer | 96 | |
| Communications Director | 80 | |
| Environmental Planner II | 100 | |
| Executive Director | 215 | |
| Finance Officer | 150 | |
| GIS | 125 | |
| Intern | 48 | |
| Legislative Liasion | 72 | |
| Program Assistant | 50 | |
| Regional Planner II | 115 | |
| Rideshare Assistant | 95 | |
| Rideshare Coordinator | 127 | |
| Transportation Planner I | 84 | |
| Transportation Planner II | 100 | |
| Transportation Planner II | 104 | |
| Unused #1 | 113 | |
| Unused #2 | 75 | |
| Unused #3 | 75 | |
| | 1,824 | 31% |
| Foyers and Hallways | | |
| Foyer/Entry | 858 | |
| Hallways | 1,005 | |
| Side Entrance/Stairway | 100 | |
| Foyer & Hallways Subtotal | 1,963 | 33% |
| Workareas | 455 | 8% |
| Restrooms/Kitchen | 259 | 4% |
| Storage | 448 | 8% |
| Conference Rooms | | |
| Conference Room #1 | 441 | |
| Conference Room #2 | 182 | |
| Conference Room #3 | 189 | |
| Conference Room Subtotal | 812 | 14% |
| Library | 117 | 2% |
| Telecommunications | 78 | 1% |
| Total | 5,956 | 100% |