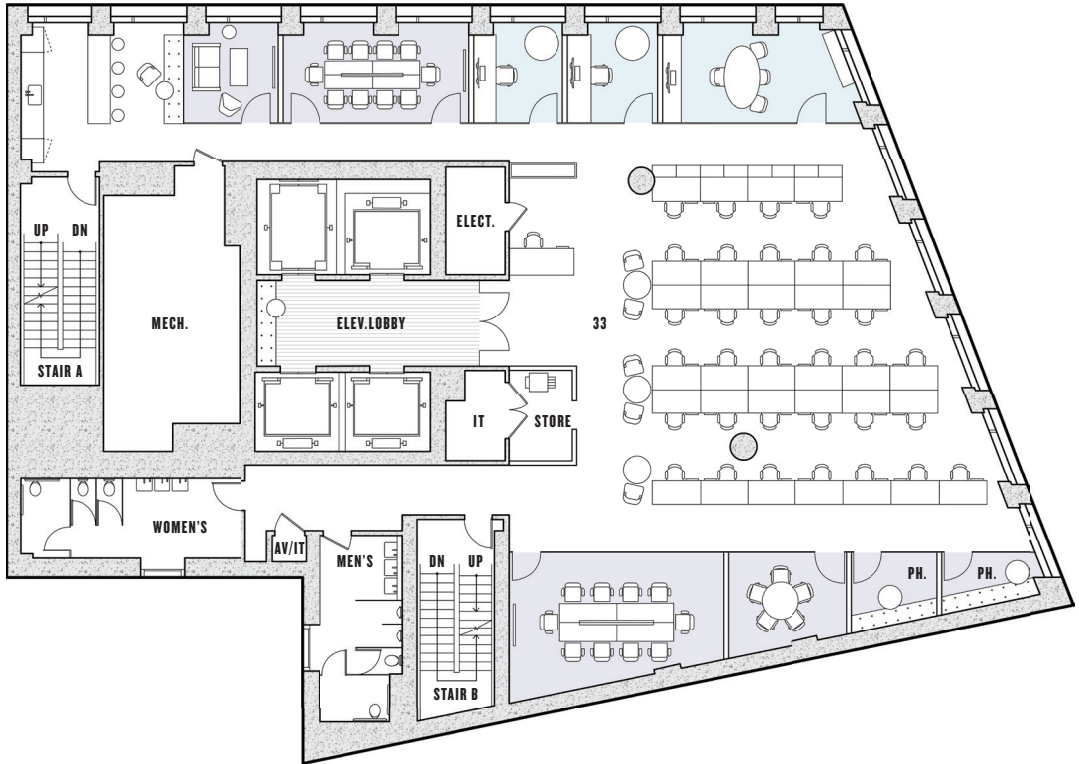
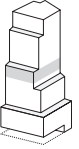


1245 BROADWAY



11TH & 12TH FLOOR TYPICAL FLOOR FLOOR TESTFIT

8274 RSF PER FLOOR
RSF PER EMPLOYEE 223

PRIVATE OFFICE	03
MEETING ROOM	04
WORKSTATION	33
RECEPTION	01
PANTRY	01
IT	01
COPY	01
PHONE ROOM	02
TOTAL	37