SPATIAL ANALYSIS - FIRST FLOOR:

1. THE SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO THE EXTERIOR OF THE EXTERIOR WALLS; AND, TO THE CENTERLINES OF THE INTERIOR WALLS.

2. SELECTED AREAS ARE PROVIDED WITH AN OVERALL AREA WITH SUBSETS OF INDIVIDUAL SPACES WITHIN THE OVERALL AREA.

3. SQUARE FOOTAGES OF SUITE "A"; SUITE "B"; AND, SUITE "C" ARE APPROXIMATE. THE TENANT SPACES WERE INACCESSIBLE AT THE TIME THIS DRAWING WAS PREPARED.

LEASABLE SPACES:

AREA:		SQUARE FOOTAGE:
SHOWROOM:		5,713 SQ. FT.
SHOWROOM ANNEX:		632 SQ. FT.
BREAKROOM; RESTROOM; AND, SHOWERS:		1,020 SQ. FT.
MEETING ROOM / TRAINING ROOM:		670 SQ. FT.
TENANT SPACE "A / B / C":		1,472 SQ. FT.
SUITE # A:	[527 SQ. FT]	
SUITE # B:	[524 SQ. FT]	
SUITE # C:	[420 SQ. FT]	
OFFICE BLOCK # 1:		781 SQ. FT.
OFFICE # 1A:	[338 SQ. FT]	
OFFICE # 1B:	[237 SQ. FT]	
OFFICE # 1C:	[206 SQ. FT]	
OFFICE BLOCK # 2:		1,343 SQ. FT.
OFFICE # 2A:	[200 SQ. FT]	
OFFICE # 2B:	[338 SQ. FT]	
OFFICE # 2C:	[427 SQ. FT]	
OFFICE # 2D:	[377 SQ. FT]	
OFFICE # 3:		139 SQ. FT.
WAREHOUSE [STORAGE]:		5,830 SQ. FT.
LEAN-TO [@ GRADE]:		887 SQ. FT.
LEAN-TO [ELEVATED]:		979 SQ. FT.

COMMON AREAS:

AREA:	SQUARE FOOTAGE:
CORRIDOR; RESTROOMS; AND, CLOSET:	432 SQ. FT.
EAST LOBBY; ELEVATOR; AND, ELEVATOR MACHINE ROOM:	212 SQ. FT.
CORRIDOR:	768 SQ. FT.
WEST STAIR LOBBY:	35 SQ. FT.

NON-LEASABLE - USED BY ORTHOPEDIC ASSOCIATES OF LANCASTER:

AREA:	SQUARE FOOTAGE:
GARAGE; HALLWAY; AND, PERSONAL ELEVATOR:	971 SQ. FT.

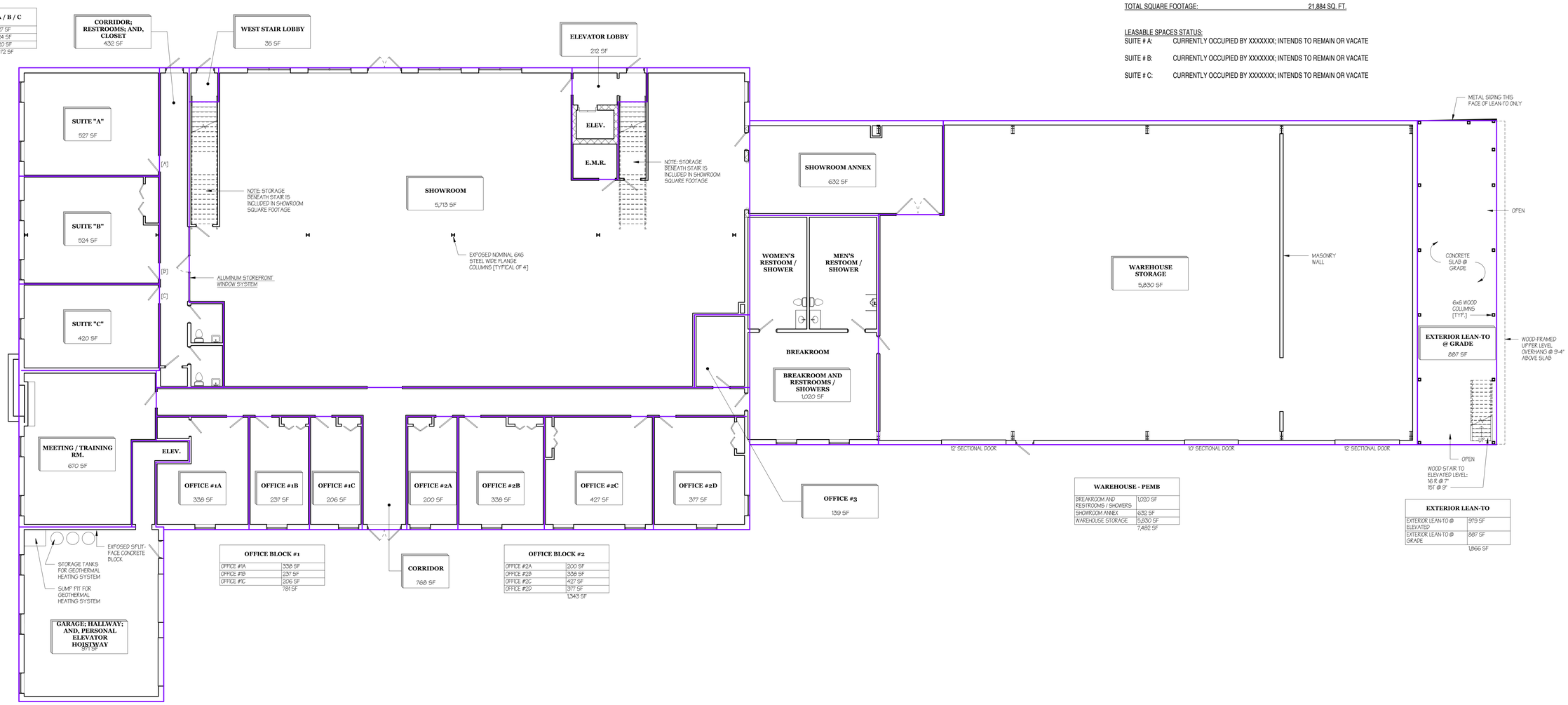
TOTAL SQUARE FOOTAGE: 21,884 SQ. FT.

LEASABLE SPACES STATUS:

SUITE # A: CURRENTLY OCCUPIED BY XXXXXXX; INTENDS TO REMAIN OR VACATE

SUITE # B: CURRENTLY OCCUPIED BY XXXXXXX; INTENDS TO REMAIN OR VACATE

SUITE # C: CURRENTLY OCCUPIED BY XXXXXXX; INTENDS TO REMAIN OR VACATE



1 SA101 FIRST FLOOR PLAN: SPATIAL ANALYSIS
SCALE: 1/8" = 1'-0"

ENVISION ARCHITECTURE INC.
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PROGRESS

PREPARED FOR:

DESIGN - BUILD DELIVERY PLATFORM DISCLAIMER:
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MANHEIM, PENNSYLVANIA 17545

PROJECT NO: 24026

PROJECT PHASE: PROGRAMMING

DATE: OCTOBER 1, 2024

DRAWING NAME: FIRST FLOOR PLAN SPATIAL ANALYSIS

DRAWING NO: SA101

SPATIAL ANALYSIS - SECOND FLOOR:

1. THE SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO THE EXTERIOR OF THE EXTERIOR WALLS; AND, TO THE CENTERLINES OF THE INTERIOR WALLS.
2. SELECTED AREAS ARE PROVIDED WITH AN OVERALL AREA WITH SUBSETS OF INDIVIDUAL SPACES WITHIN THE OVERALL AREA.
3. SQUARE FOOTAGE OF SUITE "G / I / K" IS APPROXIMATE. THE TENANT SPACE WAS INACCESSIBLE AT THE TIME THIS DRAWING WAS PREPARED.

LEASABLE SPACES:

AREA:	SQUARE FOOTAGE:
LEASE SPACE # D:	1,820 SQ. FT.
LEASE SPACE # E:	912 SQ. FT.
LEASE SPACE #G:	1,313 SQ. FT.
LEASE SPACE # I / K:	2,451 SQ. FT.
LEASE SPACE # J:	725 SQ. FT.

COMMON AREAS:

AREA:		SQUARE FOOTAGE:
ELEVATOR; STAIRS; RESTROOMS; CORRIDOR; AND, STORAGE:		1,686 SQ. FT.
STORAGE [ADJACENT TO OAL		
CORPORATE SUITE:	[65 SQ. FT]	
MEN'S RESTROOM:	[108 SQ. FT]	
WOMEN'S RESTROOM:	[115 SQ. FT]	
CORRIDOR / STAIRS:	[1,396 SQ. FT]	

NON-LEASABLE - USED BY ORTHOPEDIC ASSOCIATES OF LANCASTER:

AREA:		SQUARE FOOTAGE:
OAL CORPORATE SUITE:		2,768 SQ. FT.
BOARDROOM WITH KITCHEN:	[1,408 SQ. FT]	
OFFICE SUITE:	[1,360 SQ. FT.]	
OUTDOOR DECK:		445 SQ. FT.
ENCLOSED [OPEN-AIR] DECK:	[294 SQ. FT.]	
OUTDOOR DECK:	[151 SQ. FT.]	

TOTAL SQUARE FOOTAGE: 12,120 SQ. FT.

LEASABLE SPACES STATUS:

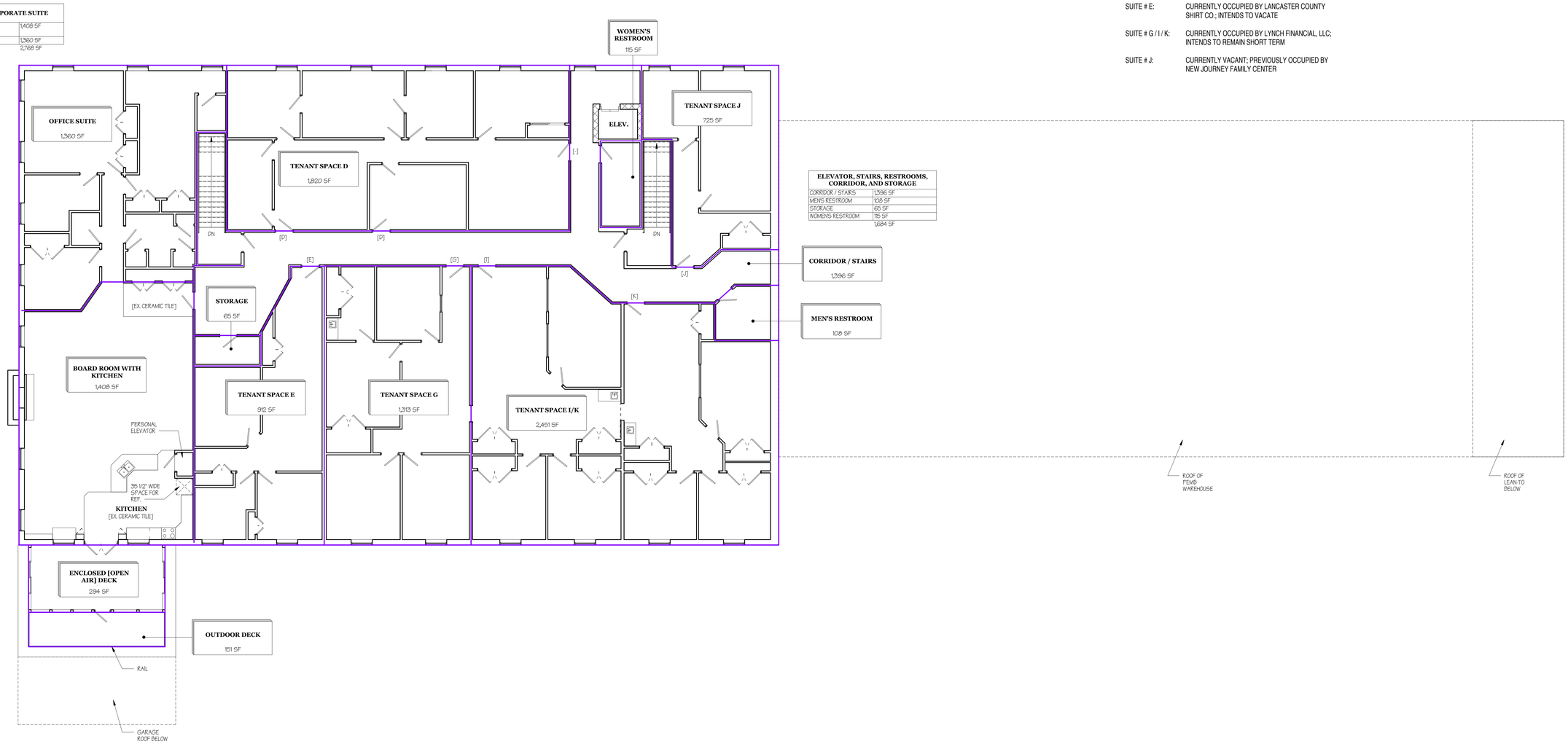
SUITE # D: CURRENTLY VACANT; PREVIOUSLY OCCUPIED BY CAPSTONE LAND TRANSFER, LLC

SUITE # E: CURRENTLY OCCUPIED BY LANCASTER COUNTY SHIRT CO.; INTENDS TO VACATE

SUITE # G / I / K: CURRENTLY OCCUPIED BY LYNCH FINANCIAL, LLC; INTENDS TO REMAIN SHORT TERM

SUITE # J: CURRENTLY VACANT; PREVIOUSLY OCCUPIED BY NEW JOURNEY FAMILY CENTER

OAL CORPORATE SUITE	
BOARD ROOM WITH KITCHEN	1,408 SF
OFFICE SUITE	1,360 SF
	2,768 SF



ELEVATOR, STAIRS, RESTROOMS, CORRIDOR, AND STORAGE	
CORRIDOR / STAIRS	1,396 SF
MENS RESTROOM	108 SF
STORAGE	65 SF
WOMENS RESTROOM	115 SF
	1,684 SF

1 SA102 SECOND FLOOR PLAN: SPATIAL ANALYSIS
SCALE: 1/8" = 1'-0"

PREPARED FOR:

DESIGN - BUILD DELIVERY PLATFORM DISCLAIMER:
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PROJECT NO: 24026

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DATE: OCTOBER 1, 2024

DRAWING NAME: SECOND FLOOR PLAN SPATIAL ANALYSIS

DRAWING NO: SA102