



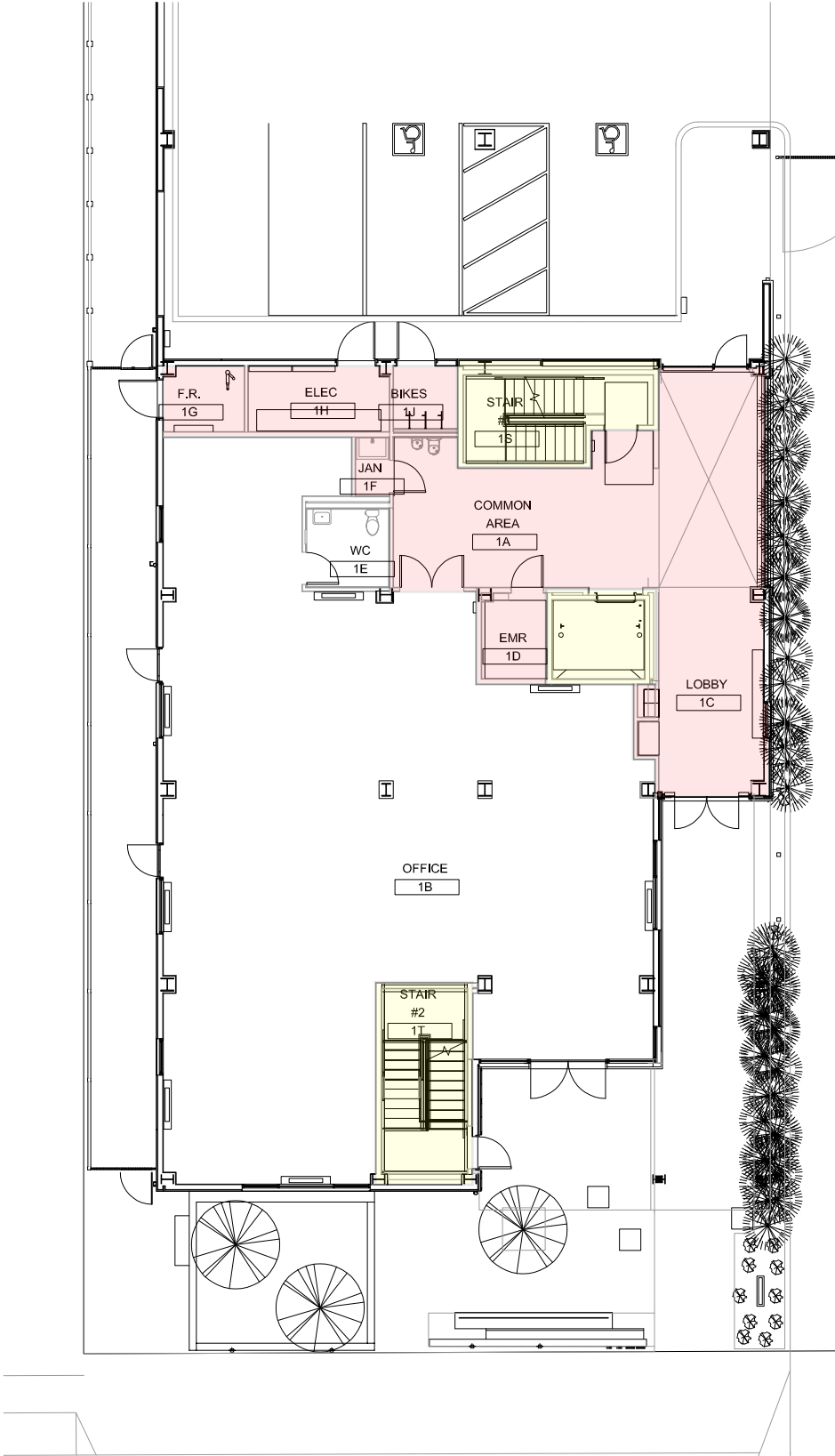
October 20, 2020
Project No. 20039

Area Calculations for Lease Space
1133 Minnesota Ave.
San Jose, CA

Prepared for Primus Ventures, LLC

Multiple Tenant Lease, 1 Tenant per Floor

Summary	Gross Measured Area	Vertical Pen.	Rentable Sq. Ft.	Usable Sq. Ft.	Building Common Sq. Ft.	Building Common Allocation	Floor Common Sq. Ft.	Office Rentable	Floor Load Factor
First Floor	3,764	433	3,331	2,314	1017	184	0	2,498	1.0794
Second Floor	6,433	726	5,707	5,203	0	413	504	6,120	1.1762
Third Floor	6,314	518	5,796	5,296	0	420	500	6,216	1.1738
Total	16,511	1,677	14,834	12,813	1,017	1,017	1,004	14,834	



Vertical Area (non-rentable)
 Building Common (redistributed on all floors)

FIRST FLOOR AREA CALCULATIONS

GROSS AREA	3,764 SF
VERTICAL AREA	433 SF
BUILDING COMMON	1,017 SF
FLOOR COMMON	0 SF
LOAD FACTOR	1.0794
FLOOR ONE RENTABLE	2,498 SQ. FT.

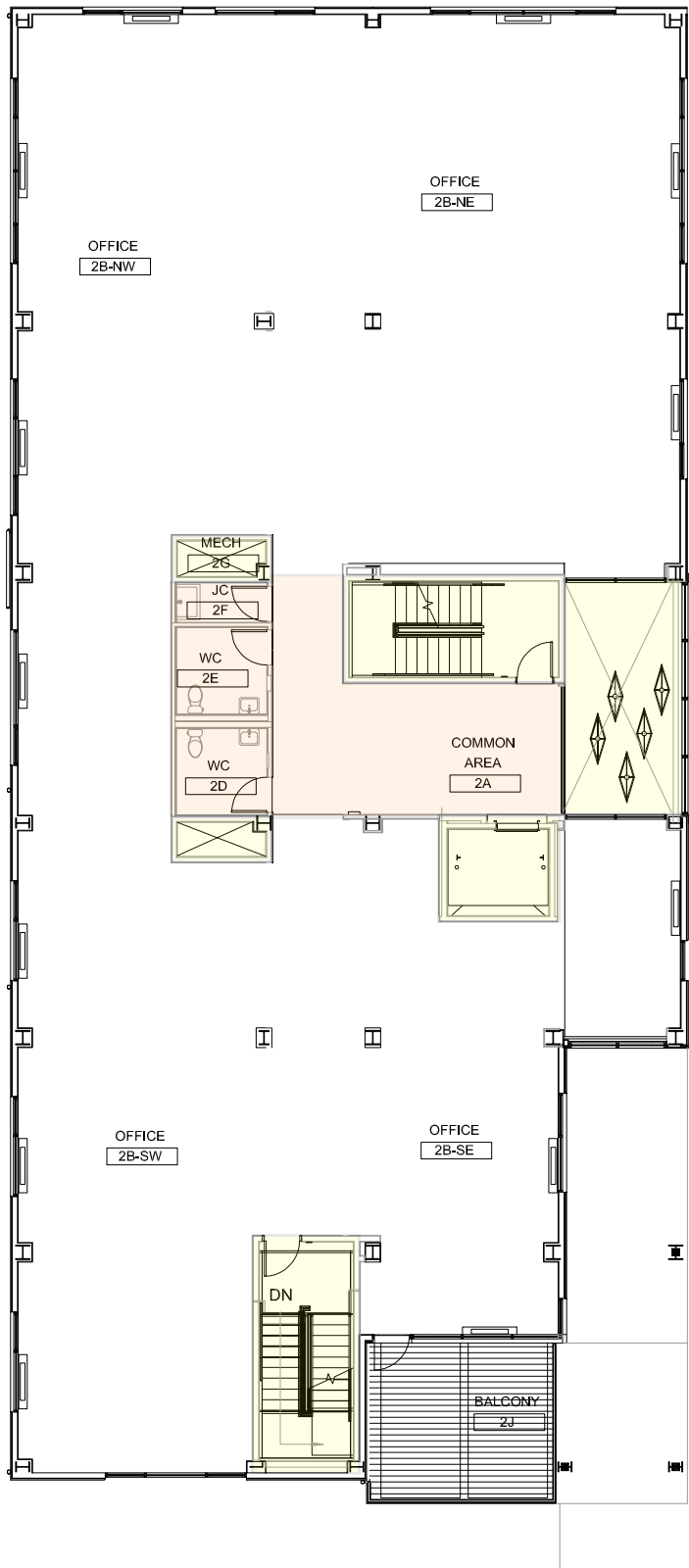


Project
**1133 MINNESOTA AVE.
 SAN JOSE, CA**

Sheet Title
**FIRST FLOOR
 BOMA
 CALCULATIONS**

Job # 20039
 Date 10.20.20
 Scale 1/16"=1'-0"

Drawing #
FLR.1



- Vertical Area (non-rentable)
- Floor Common (redistributed on floor)

SECOND FLOOR AREA CALCULATIONS

GROSS AREA	6,433 SF
VERTICAL AREA	726 SF
BUILDING COMMON	0 SF
FLOOR COMMON	504 SF
LOAD FACTOR	1.1762
BALCONY (N.I.C.)	229 SF
FLOOR TWO RENTABLE	6,120 SQ. FT.

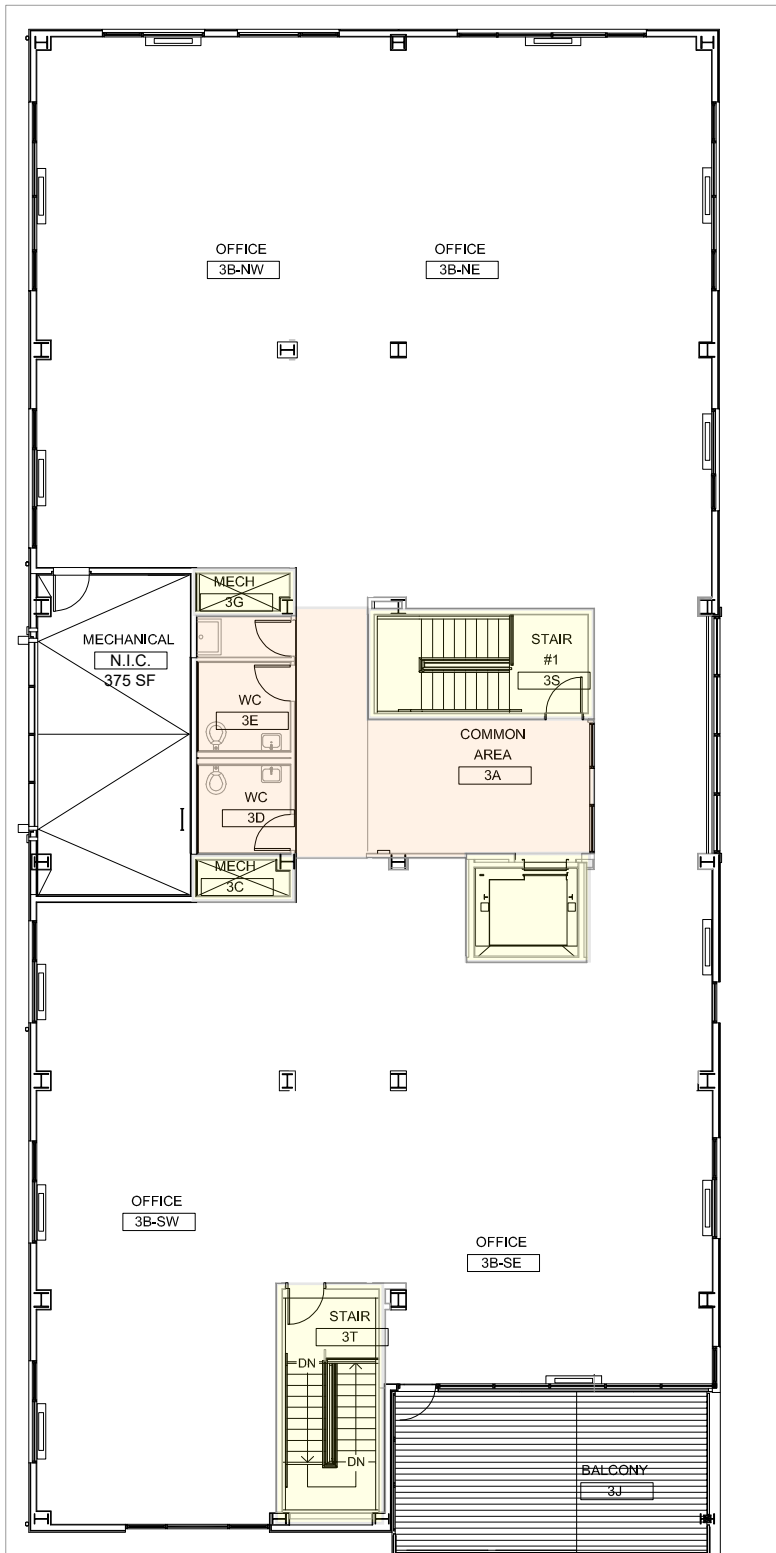


Project
**1133 MINNESOTA AVE.
 SAN JOSE, CA**

Sheet Title
**SECOND FLOOR
 BOMA
 CALCULATIONS**

Job # 20039
 Date 10.20.20
 Scale 1/16"=1'-0"

Drawing #
FLR.2



- Vertical Area (non-rentable)
- Floor Common (redistributed on floor)

THIRD FLOOR AREA CALCULATIONS

GROSS AREA	6,314 SF
VERTICAL AREA	518 SF
BUILDING COMMON	0 SF
FLOOR COMMON	500 SF
LOAD FACTOR	1.1738
BALCONY (N.I.C.)	374 SF
FLOOR THREE RENTABLE	6,216 SQ. FT.



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Sheet Title
**THIRD FLOOR
 BOMA
 CALCULATIONS**

Job # 20039
 Date 10.20.20
 Scale 1/16"=1'-0"

Drawing #
FLR.3