



FLOOR PLAN

*Measured Area: 10,154 s.f.



Billing Summary	SQ.FT.
Measured Area:	20,080
Survey Accuracy:	+/- 0.05 %

*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

PREPARED FOR:
Balco Properties
1624 Franklin Street, Suite 1115
Oakland, CA 94612
Tel (510) 274-9785

510 MYRTLE AVENUE
SAN FRANCISCO, CA
FIRST FLOOR
(As Measured: July 2018)

LEASE PLAN



BUILDING SUMMARY	SQ.FT.
Total Rentable	19,296
Total Occupant Storage	0
Total Usable	16,588
Total Tenant	16,588
Total Ancillary	0
Total Occupant	16,588
Floor Service	1,974
Building Service	734
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	97
Total Unenclosed Covered Gallery	0
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	9,581
Total Occupant Storage	0
Total Usable	8,243
Total Tenant	8,243
Total Ancillary	0
Total Occupant	8,243
Floor Service	974
Building Service	596
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

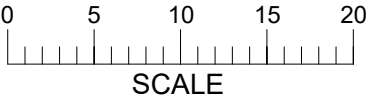
Survey Accuracy: +/- 0.05 %



Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100	4,359.8	5,067.7	5,067.7	1.1624	26.3
101	2,047.5	2,379.9	2,379.9	1.1624	12.3
102	1,835.2	2,133.2	2,133.2	1.1624	11.1

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

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TEL: (888) 393-6655
FILE: 18-309-02



Locker RM

WAREHOUSE

OFFICE

OPEN OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

ELEC RM

Intercom

Alarm

SERVER RM/STORAGE

Intercom

LOBBY

UP

COM

TEL RM

STORAGE

CONFERENCE RM

OPEN OFFICE

BREAK RM

CONFERENCE RM

LAB AREA

MEN

WOMEN

LAB AREA

TEL RM

LAB AREA

BLDG STRG

UP

UP

UP

OPEN OFFICE

OFFICE

FIRE RISER RM

CONFERENCE RM

OFFICE

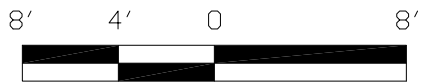
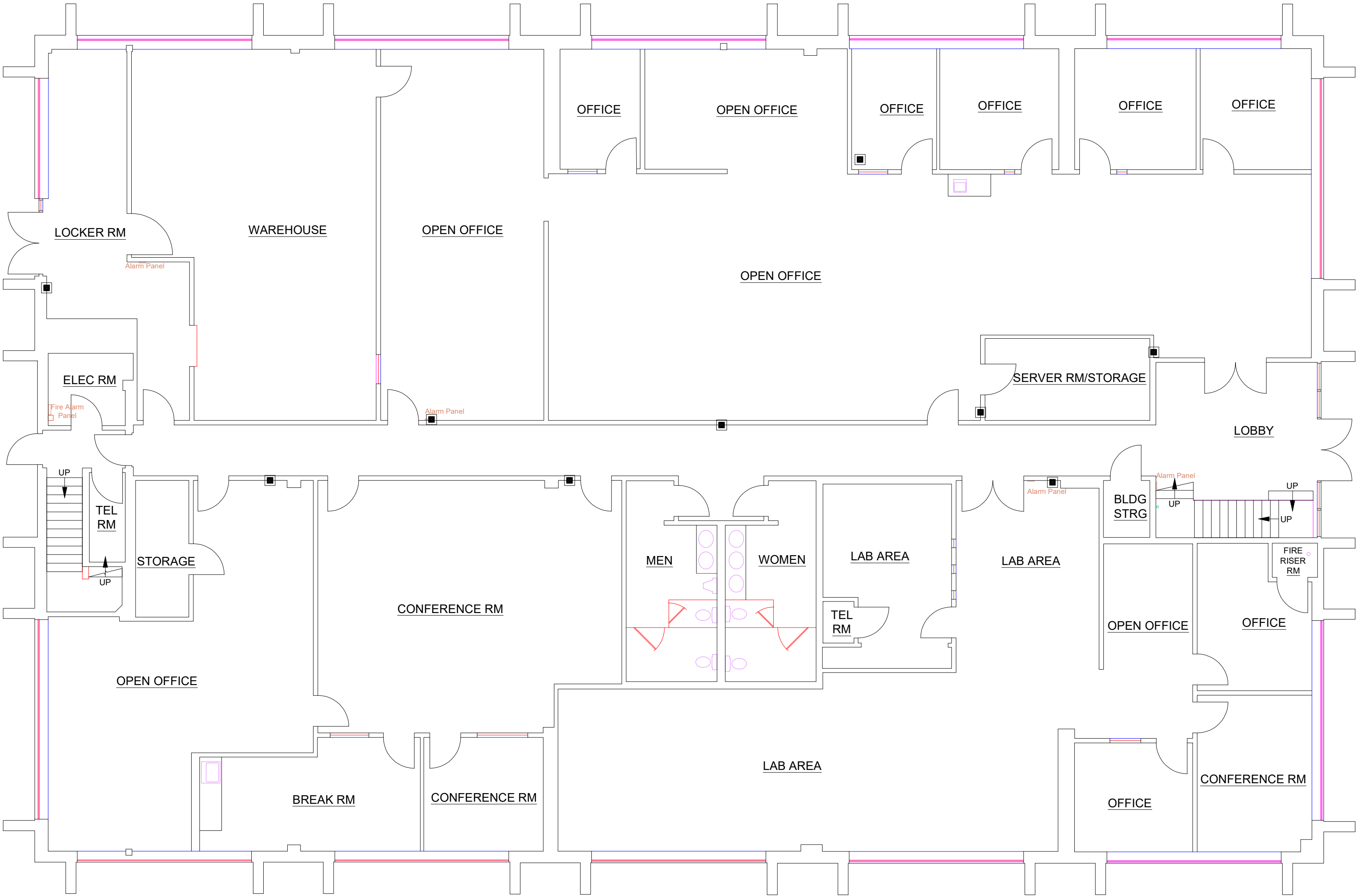
MYRTLE AVENUE



Survey Accuracy: +/- 0.05 %



FIRE SAFETY PLAN

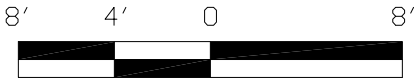
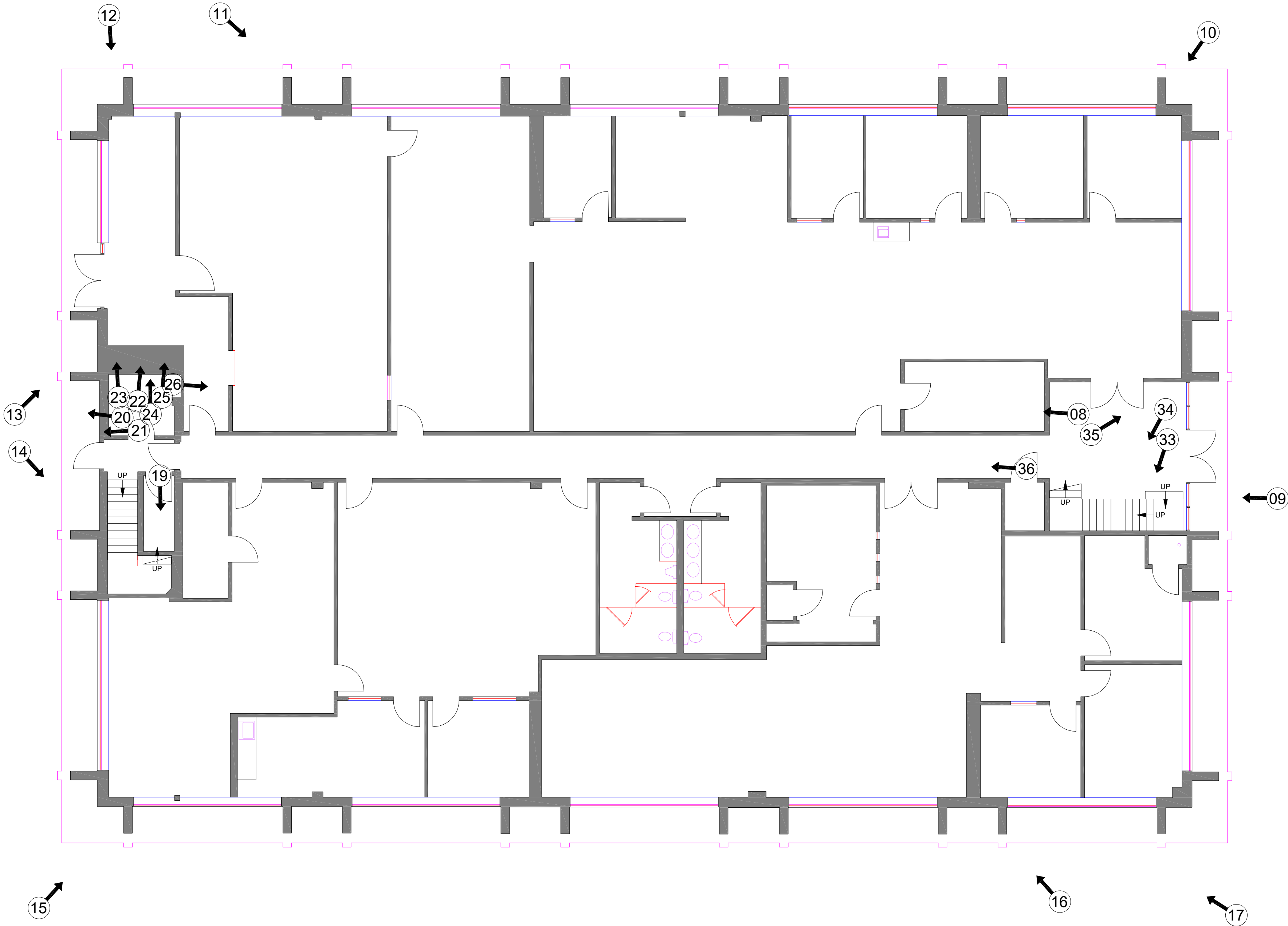


SCALE: 1/8" = 1' - 0"

PREPARED FOR:
Balco Properties
1624 Franklin Street, Suite 1115
Oakland, CA 94612
Tel (510) 274-9785

510 MYRTLE AVENUE
SAN FRANCISCO, CA
FIRST FLOOR
(As Measured: July 2018)

PHOTO KEYMAP



SCALE: 1/8" = 1' -0"

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*Measured Area: 9,906 s.f.



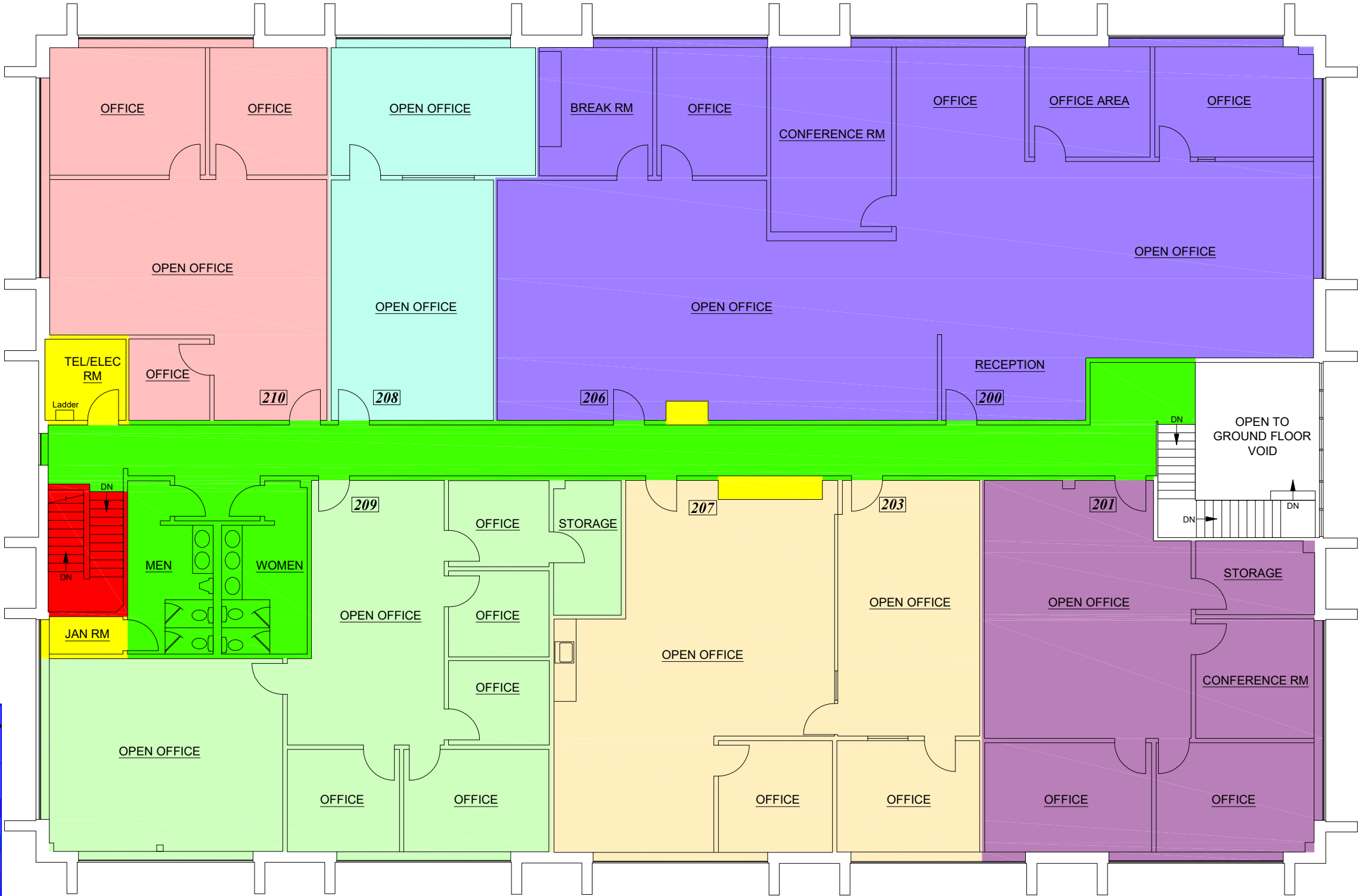
*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

PREPARED FOR:
Balco Properties
1624 Franklin Street, Suite 1115
Oakland, CA 94612
Tel (510) 274-9785

510 MYRTLE AVENUE
SAN FRANCISCO, CA
SECOND FLOOR
(As Measured: July 2018)

LEASE PLAN



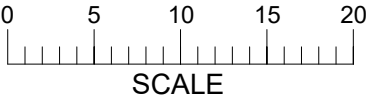
FLOOR SUMMARY	SQ.FT.
Total Rentable	9,716
Total Occupant Storage	0
Total Usable	8,346
Total Tenant	8,346
Total Ancillary	0
Total Occupant	8,346
Floor Service	1,001
Building Service	138
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	97
Total Unenclosed Covered Gallery	0
Total Parking	0

Survey Accuracy: +/- 0.06 %

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
200/206	2,750.5	3,202.1	3,202.1	1.1642	16.6
201	1,109.6	1,291.8	1,291.8	1.1642	6.7
203/207	1,426.6	1,660.8	1,660.8	1.1642	8.6
208	651.9	758.9	758.9	1.1642	3.9
209	1,454.8	1,693.6	1,693.6	1.1642	8.8
210	952.1	1,108.4	1,108.4	1.1642	5.7

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

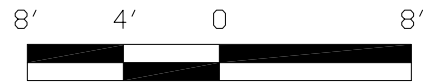
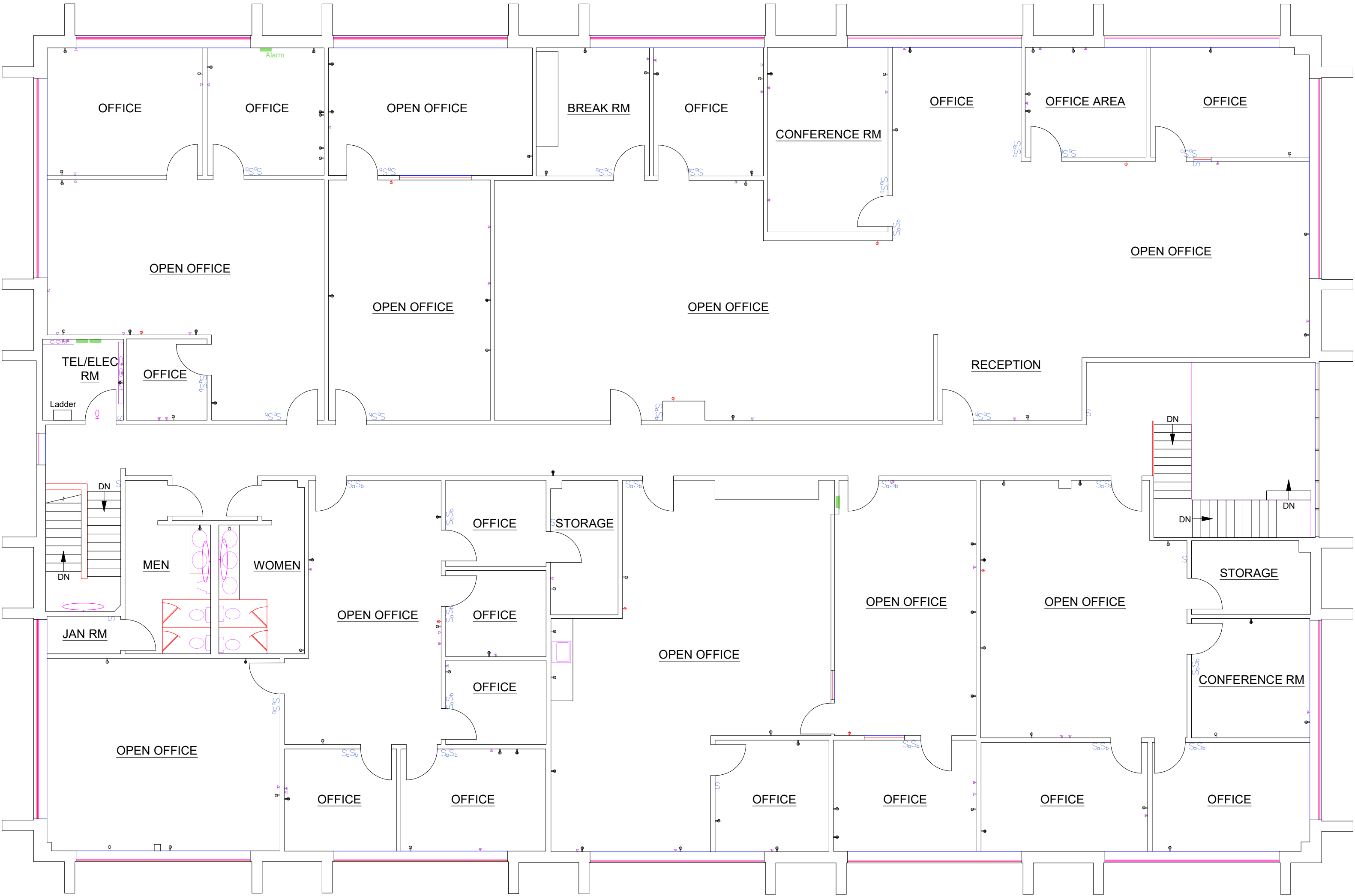
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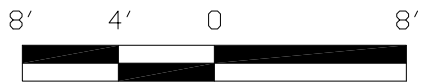
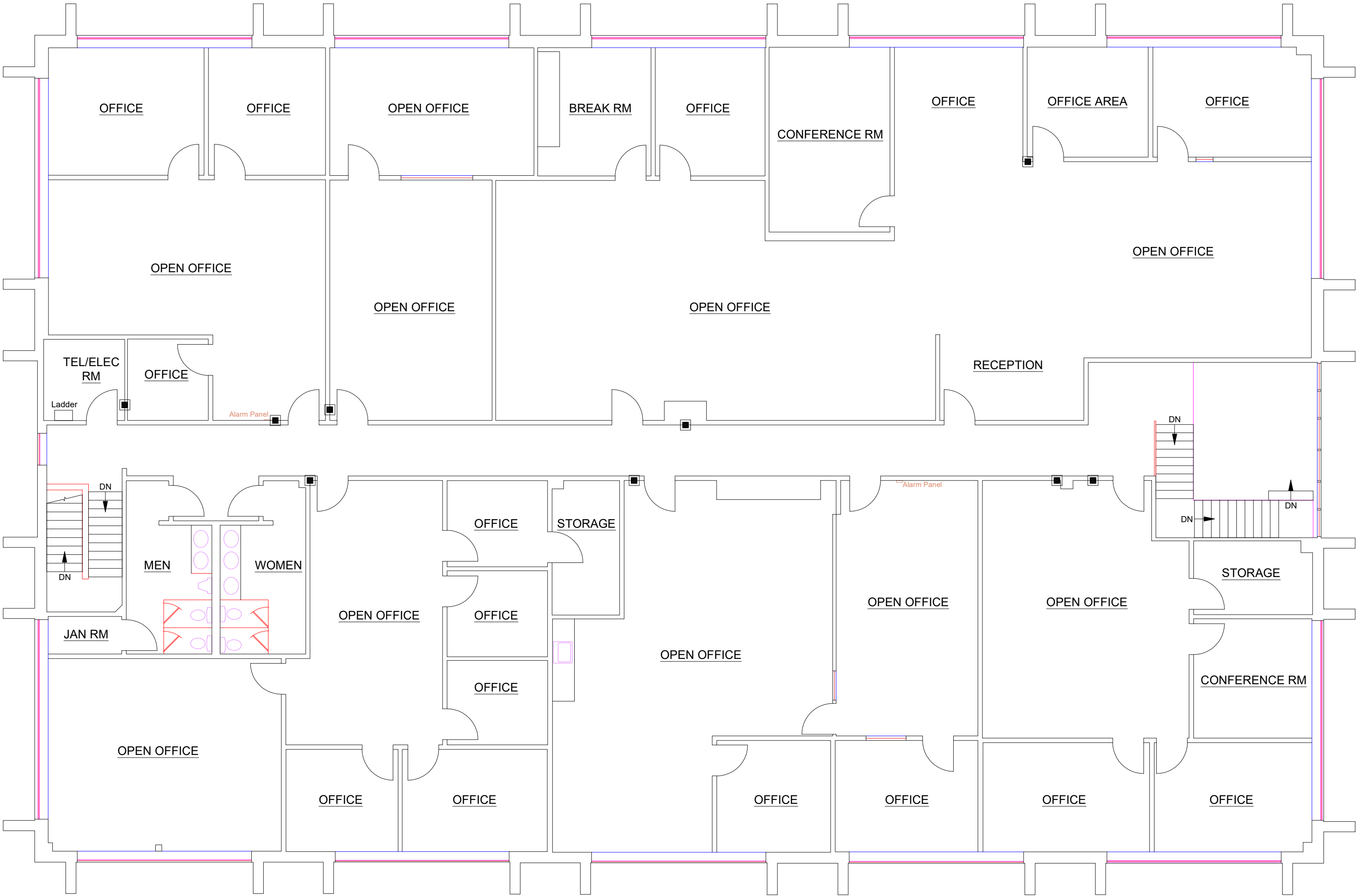
ELECTRICAL PLAN



SCALE: 1/8" = 1' - 0"



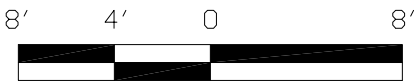
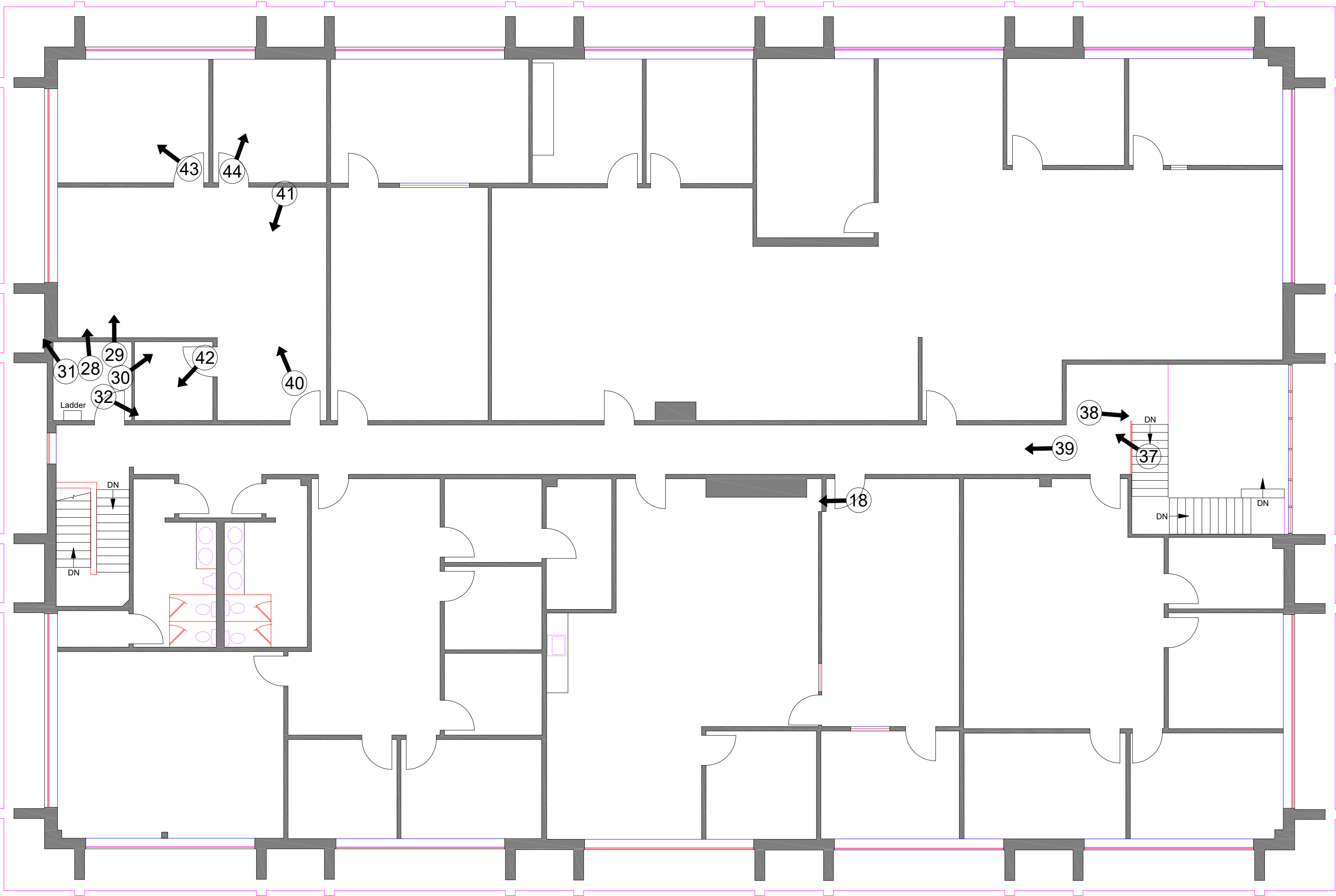
FIRE SAFETY PLAN



SCALE: 1/8" = 1' - 0"



PHOTO KEYMAP



SCALE: 1/8" = 1' -0"