

# Suite 1100, 1200, 1300, & 1400

13,840 sf (up to 55,360 sf of contiguous space)

**Available:** January 2025

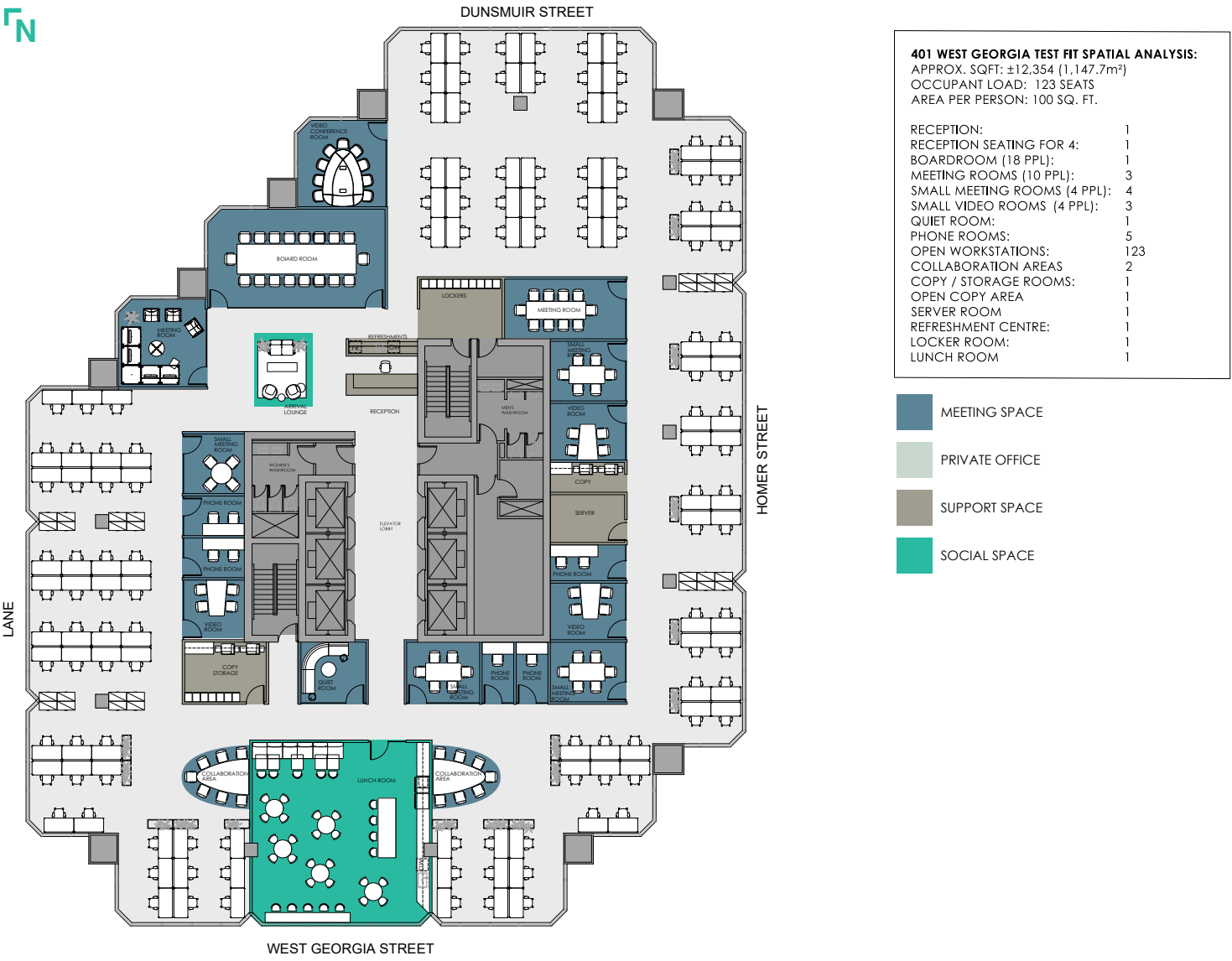
**Condition:** Existing improvements with open and enclosed spaces

**Upcoming Landlord Work:** Base building condition & partial show suite

Available Space



## Concept Floorplan - Open Layout



Crown Building Signage Available

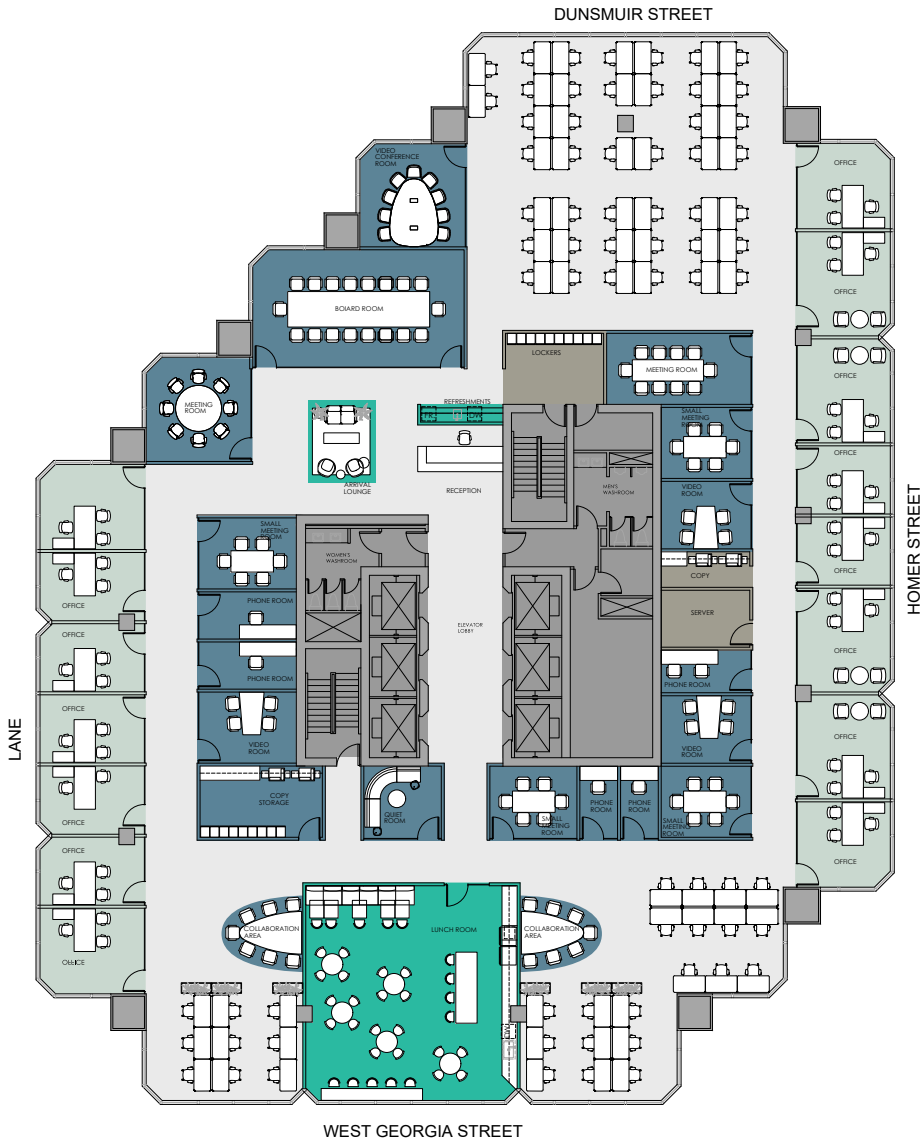
(Based on minimum tenant size)

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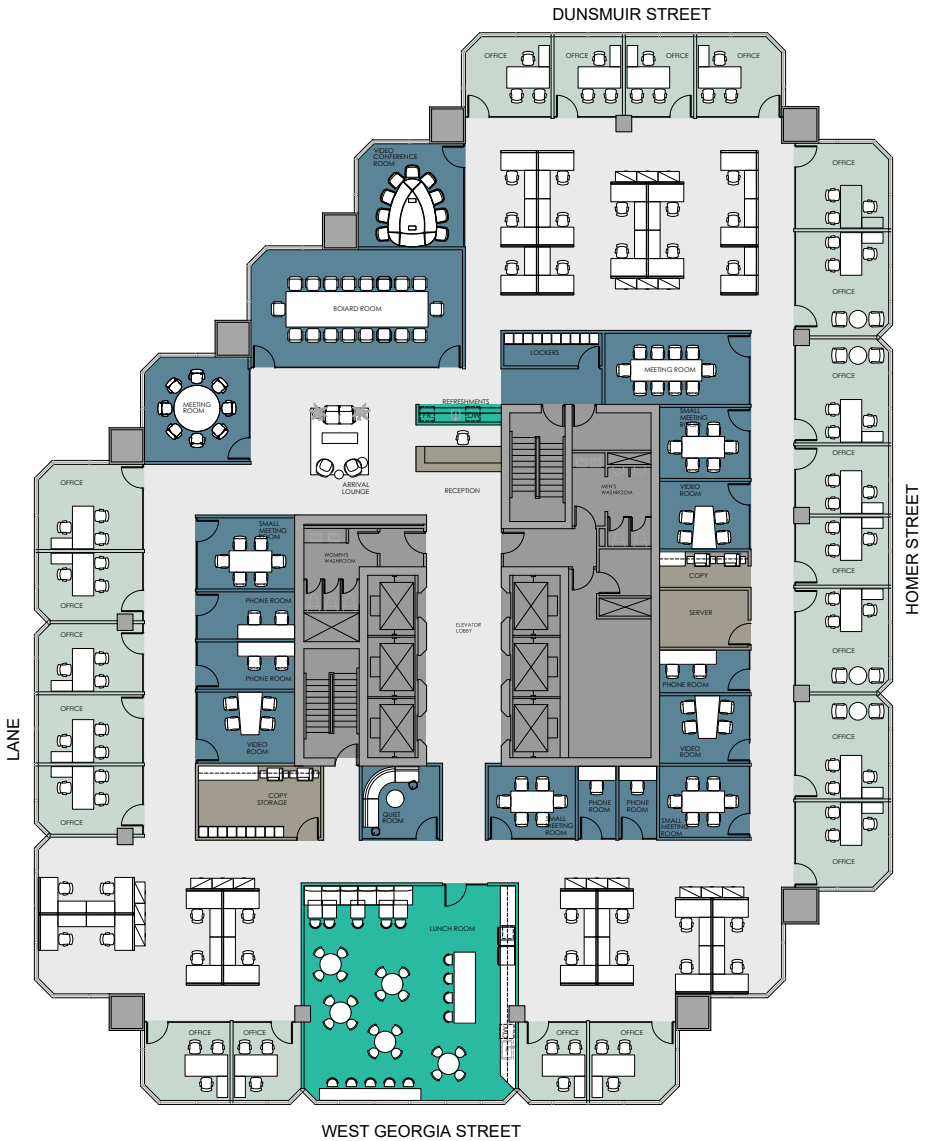
## Concept Floorplan - Hybrid Layout



| 401 WEST GEORGIA TEST FIT SPATIAL ANALYSIS: |    |
|---------------------------------------------|----|
| APPROX. SQFT: ±12,354 (1,147.7m²)           |    |
| OCCUPANT LOAD: 86 SEATS                     |    |
| AREA PER PERSON: 143 SQ. FT.                |    |
| RECEPTION:                                  | 1  |
| RECEPTION SEATING FOR 4:                    | 1  |
| BOARDROOM (18 PPL):                         | 1  |
| MEETING ROOMS (10 PPL):                     | 3  |
| SMALL MEETING ROOMS (4 PPL):                | 4  |
| SMALL VIDEO ROOMS (4 PPL):                  | 3  |
| QUIET ROOM:                                 | 1  |
| PHONE ROOMS:                                | 5  |
| PRIVATE OFFICES:                            | 15 |
| OPEN WORKSTATIONS:                          | 71 |
| COLLABORATION AREAS:                        | 2  |
| COPY / STORAGE ROOMS:                       | 1  |
| OPEN COPY AREA:                             | 1  |
| SERVER ROOM:                                | 1  |
| REFRESHMENT CENTRE:                         | 1  |
| LOCKER ROOM:                                | 1  |
| LUNCH ROOM:                                 | 1  |

- MEETING SPACE
- PRIVATE OFFICE
- SUPPORT SPACE
- SOCIAL SPACE

## Concept Floorplan - Private Layout



| 401 WEST GEORGIA TEST FIT SPATIAL ANALYSIS: |    |
|---------------------------------------------|----|
| APPROX. SQFT: ±12,354 (1,147.7m²)           |    |
| OCCUPANT LOAD: 50 SEATS                     |    |
| AREA PER PERSON: 247 SQ. FT.                |    |
| RECEPTION:                                  | 1  |
| RECEPTION SEATING FOR 4:                    | 1  |
| BOARDROOM (18 PPL):                         | 1  |
| MEETING ROOMS (10 PPL):                     | 3  |
| SMALL MEETING ROOMS (4 PPL):                | 4  |
| SMALL VIDEO ROOMS (4 PPL):                  | 3  |
| QUIET ROOM:                                 | 1  |
| PHONE ROOMS:                                | 5  |
| PRIVATE OFFICES:                            | 21 |
| OPEN WORKSTATIONS:                          | 29 |
| COPY / STORAGE ROOMS:                       | 1  |
| OPEN COPY AREA:                             | 1  |
| SERVER ROOM:                                | 1  |
| REFRESHMENT CENTRE:                         | 1  |
| LOCKER ROOM:                                | 1  |
| LUNCH ROOM:                                 | 1  |

- MEETING SPACE
- PRIVATE OFFICE
- SUPPORT SPACE
- SOCIAL SPACE