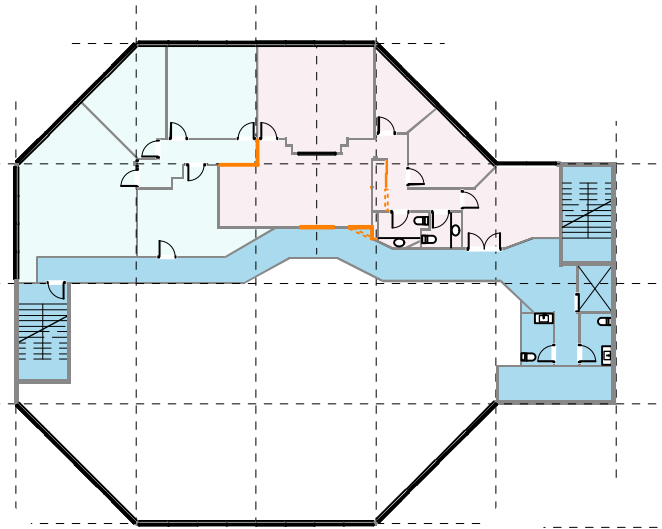




01 KEY PLAN
1/32" = 1'-0"



GROSS UP FACTOR

GROSS MEASURED AREA:
6,471.144 SQ.FT.

COMMON AREA:
Rentable Square Feet: 1,151.522 SQ.FT.
Usable Square Feet: 0

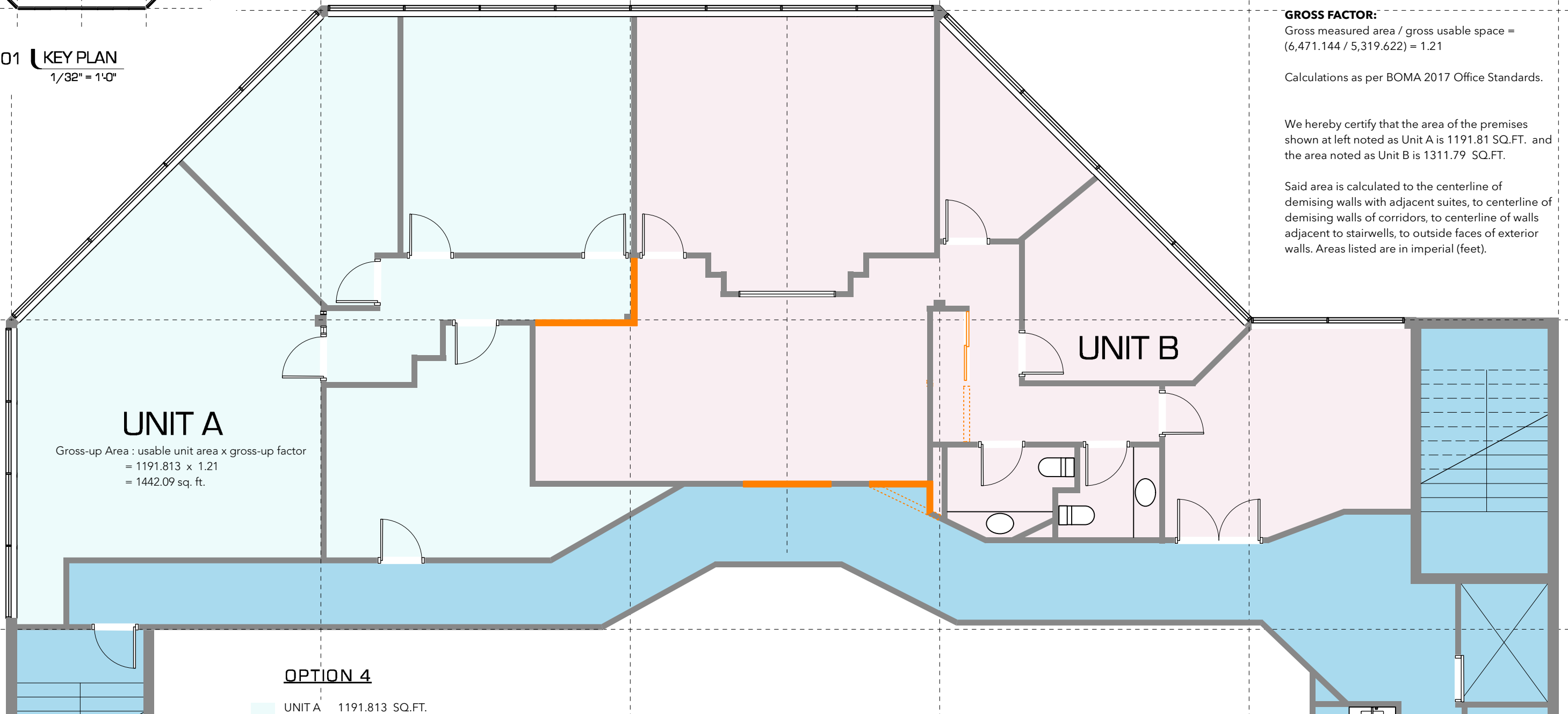
GROSS USABLE SPACE:
Gross measured area - common area =
(6,471.144 - 1,151.522) =
5,319.622 SQ.FT. of usable space

GROSS FACTOR:
Gross measured area / gross usable space =
(6,471.144 / 5,319.622) = 1.21

Calculations as per BOMA 2017 Office Standards.

We hereby certify that the area of the premises shown at left noted as Unit A is 1191.81 SQ.FT. and the area noted as Unit B is 1311.79 SQ.FT.

Said area is calculated to the centerline of demising walls with adjacent suites, to centerline of demising walls of corridors, to centerline of walls adjacent to stairwells, to outside faces of exterior walls. Areas listed are in imperial (feet).



UNIT A

Gross-up Area : usable unit area x gross-up factor
= 1191.813 x 1.21
= 1442.09 sq. ft.

UNIT B

OPTION 4

UNIT A 1191.813 SQ.FT.
UNIT B: 1311.793 SQ.FT.

02 THIRD FLOOR PLAN
1:80

300 - 1600 NESS, WINNIPEG

 STRATHALLEN

October 8, 2020
UNIT7
ARCHITECTURE INC.