

60% Lab / 40% Office

The floor plan illustrates the layout of the second floor, featuring a central corridor system connecting various functional areas:

- Top Section:** Includes three large "OPEN OFFICE" areas (each 4286 SF) and two "MIDDLE" conference rooms (72 SF each). A large meeting room is located at the top right.
- Middle Section:** Contains several "OFFICE" spaces (ranging from 100 SF to 121 SF), two "PHONE" rooms (14 SF and 19 SF), and a central "HALLWAY" (7602 SF).
- Bottom Section:** Features multiple "LAB" spaces (e.g., 2121 SF, 2751 SF, 2434 SF) and associated "LAB SUPPORT AND EQUIPMENT" areas (401 SF). It also includes "SCIENCE LOUNGE" areas (15 SF) and additional "LAB SUPPORT" rooms.
- Right Side:** Includes a "BREAK ROOM" (210 SF) and several "MED CONF RM" (Medical Conference Rooms) ranging from 285 SF to 419 SF.

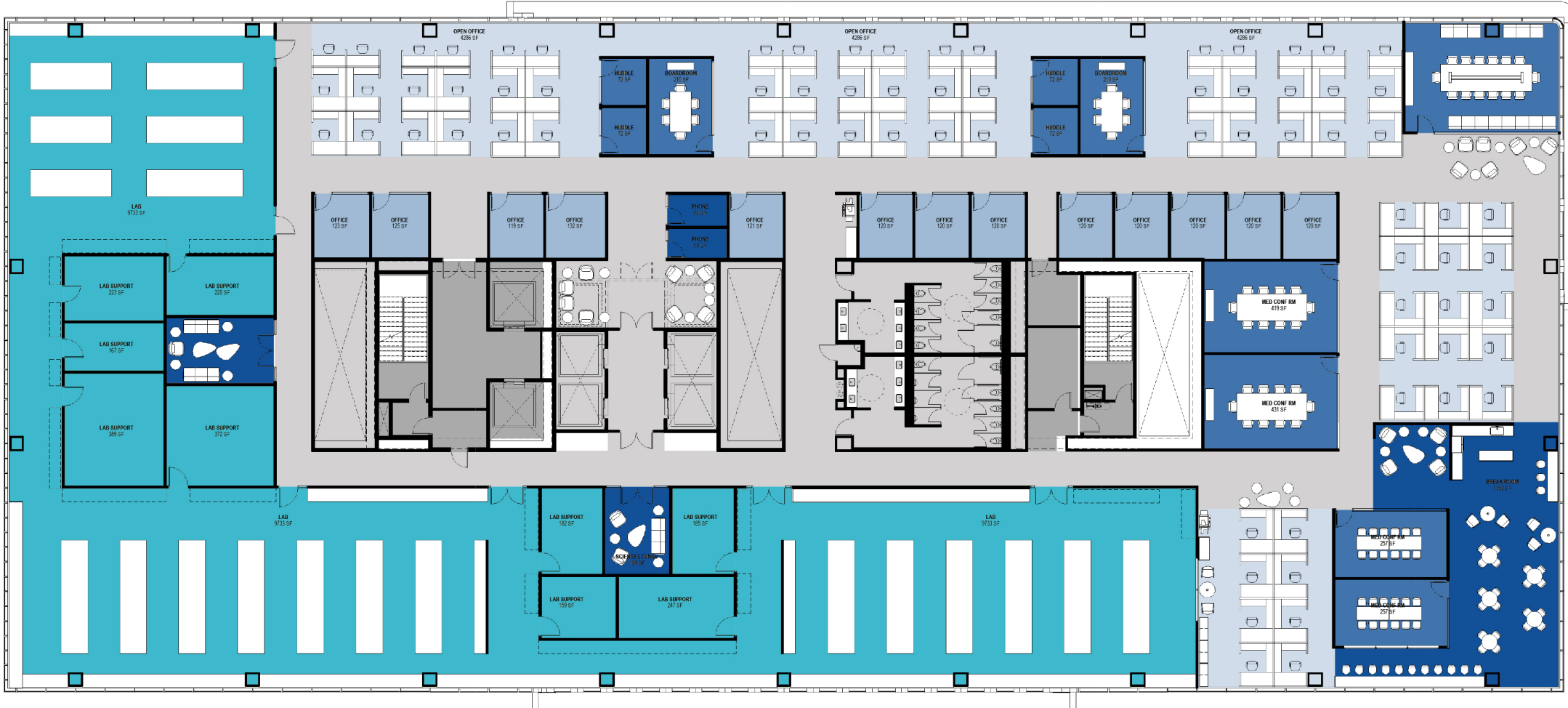
The plan uses color coding: light blue for open offices, dark blue for specialized rooms like labs and medical conferences, and grey for support and circulation spaces. Room numbers and square footages are provided for most individual spaces.

TYPICAL FLOOR PLATE
~40,000 SQ. FT.

HYPOTHETICAL TEST FIT

40% Lab / 60% Office

OPEN OFFICE	
6' x 8' Cubicles	57
6' x 2' Desk	17
Copy / Print	2
LAB BENCHES	117
PRIVATE OFFICE	13
MEETING ROOMS	
Small Conference Room	4
Medium Conference Room	6
Board Room	1
AMENITY	
Kitchen Area	1
Break Room w/ Seating	1
Science Lounge	2
Phone Booth	2
Reception Area	0
CORE	



TYPICAL FLOOR PLATE
~40,000 SQ. FT.