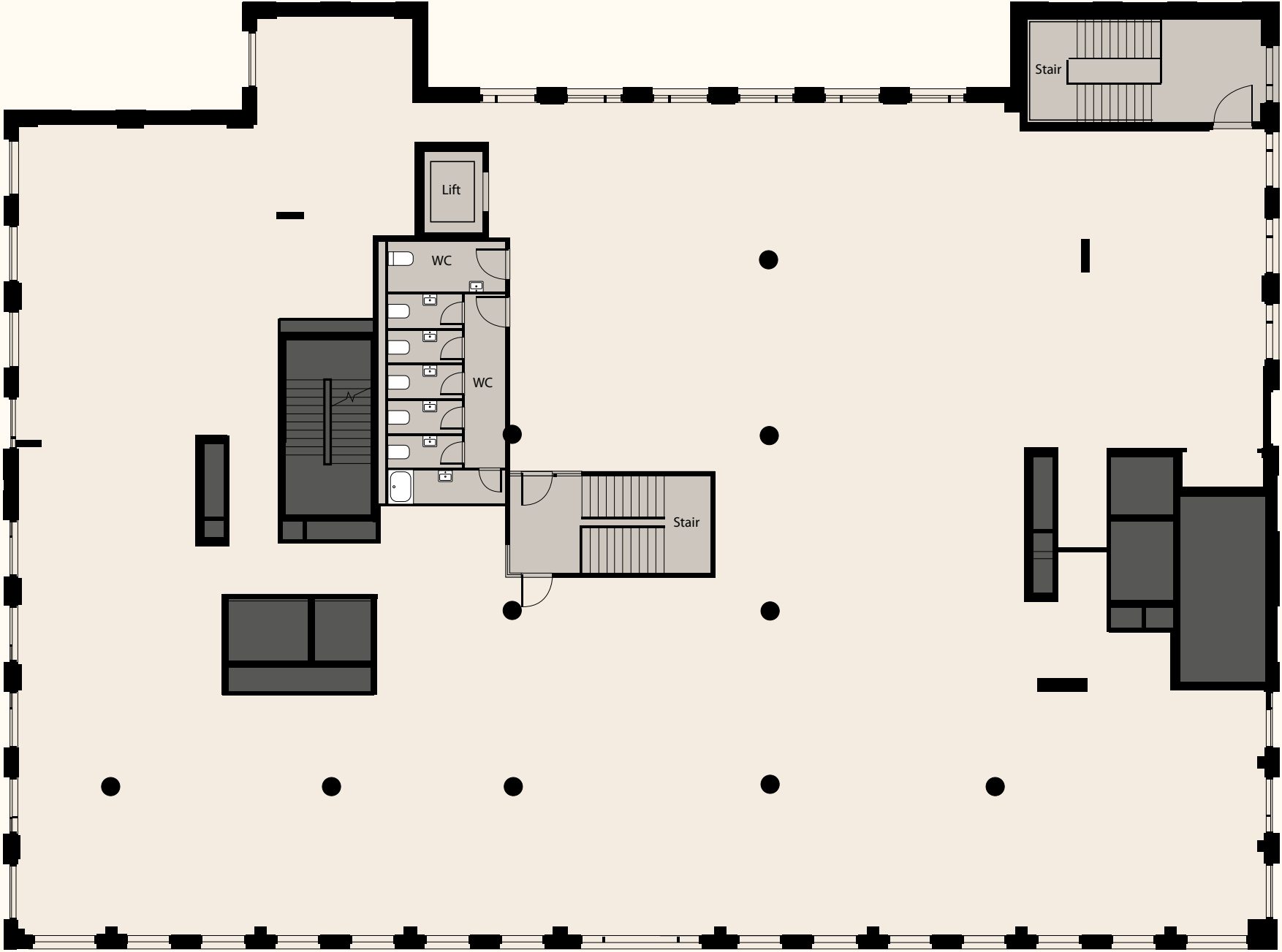


# SCHEDULE OF AREAS

Floor	Sqft	Sqm
First	8,711	809
Ground	6,053	562
Lower Ground	6,495	603
Total NIA	21,259	1,974




# FIRST FLOOR

CAT A

Floor	Sqft	Sqm
First	8,711	809

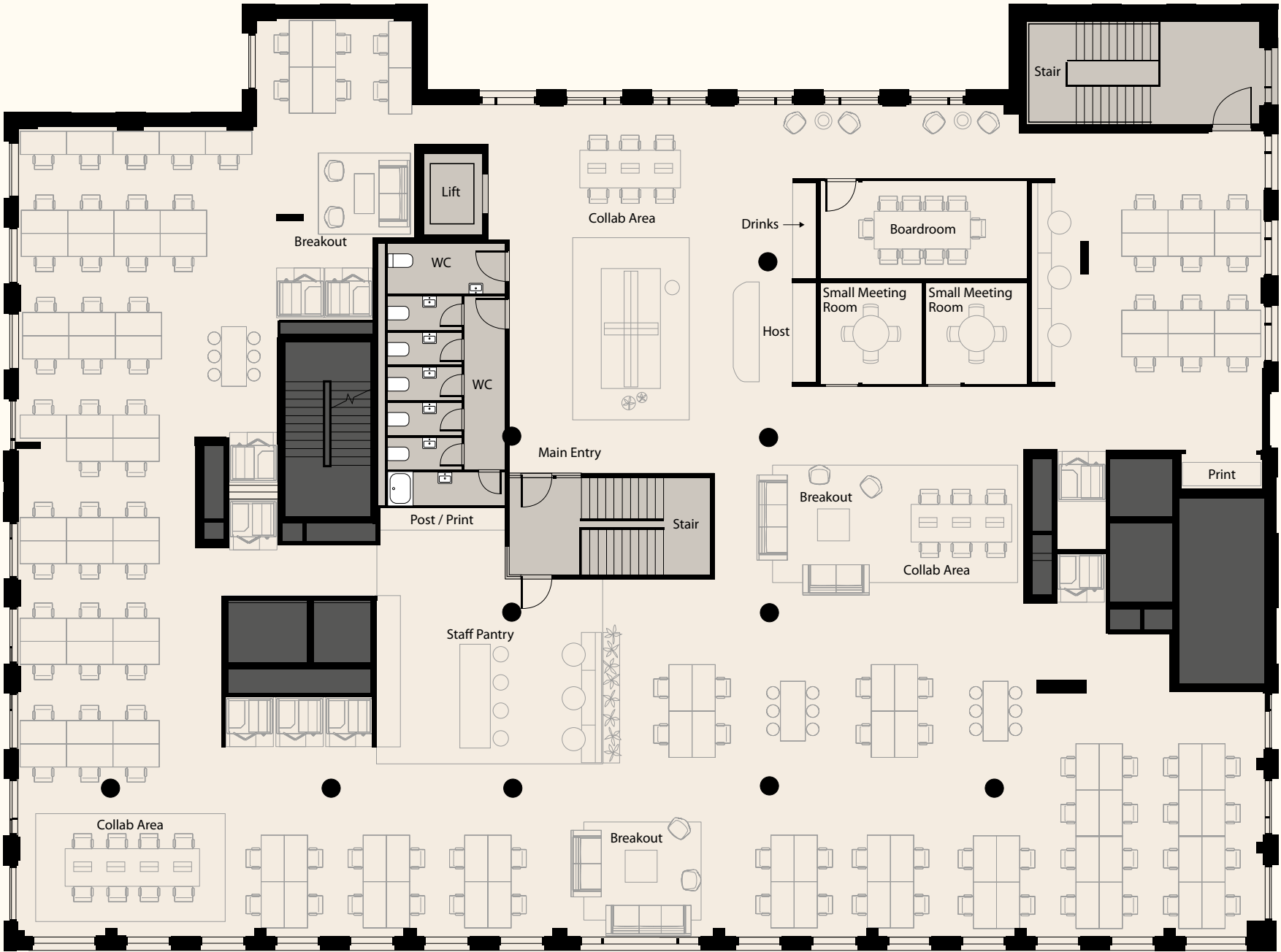
Crimscott Street



Office

Core

Part of residential



Crimscott Street

# FIRST FLOOR

Indicative layout

Floor	Sqft	Sqm
First	8,711	809
Desk Count as Pictured		108
Max Desk Count		178
Meeting rooms		3
Breakout areas		3

Furniture layout is for illustrative purposes only.

Office

Core

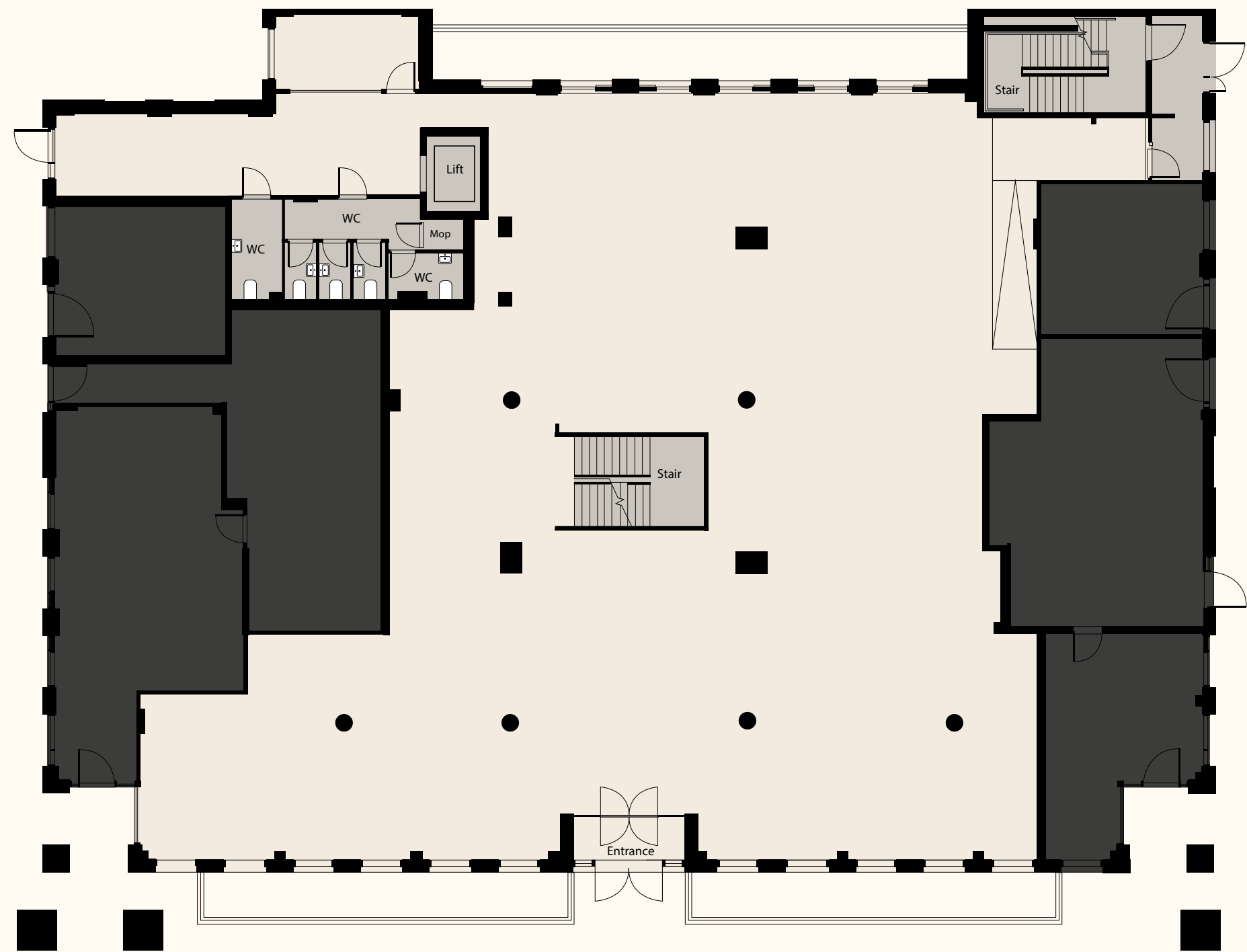
Part of residential



INTRO  
**BUILDING**  
AREA  
CONTACT



GROUND  
FLOOR

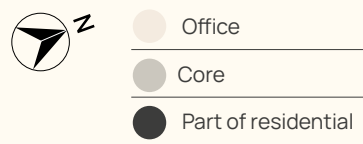


# GROUND FLOOR

CAT A

Floor	Sqft	Sqm
Ground	6,053	562

Crimscott Street





Crimscott Street

# GROUND FLOOR

Multi-tenant layout

Floor	Sqft	Sqm
Ground	8,711	809
Office 1 - 62 desks	3,239	301
Office 2 - 21 desks	1,388	129
Communal Reception	1,371	127

Furniture layout is for illustrative purposes only.



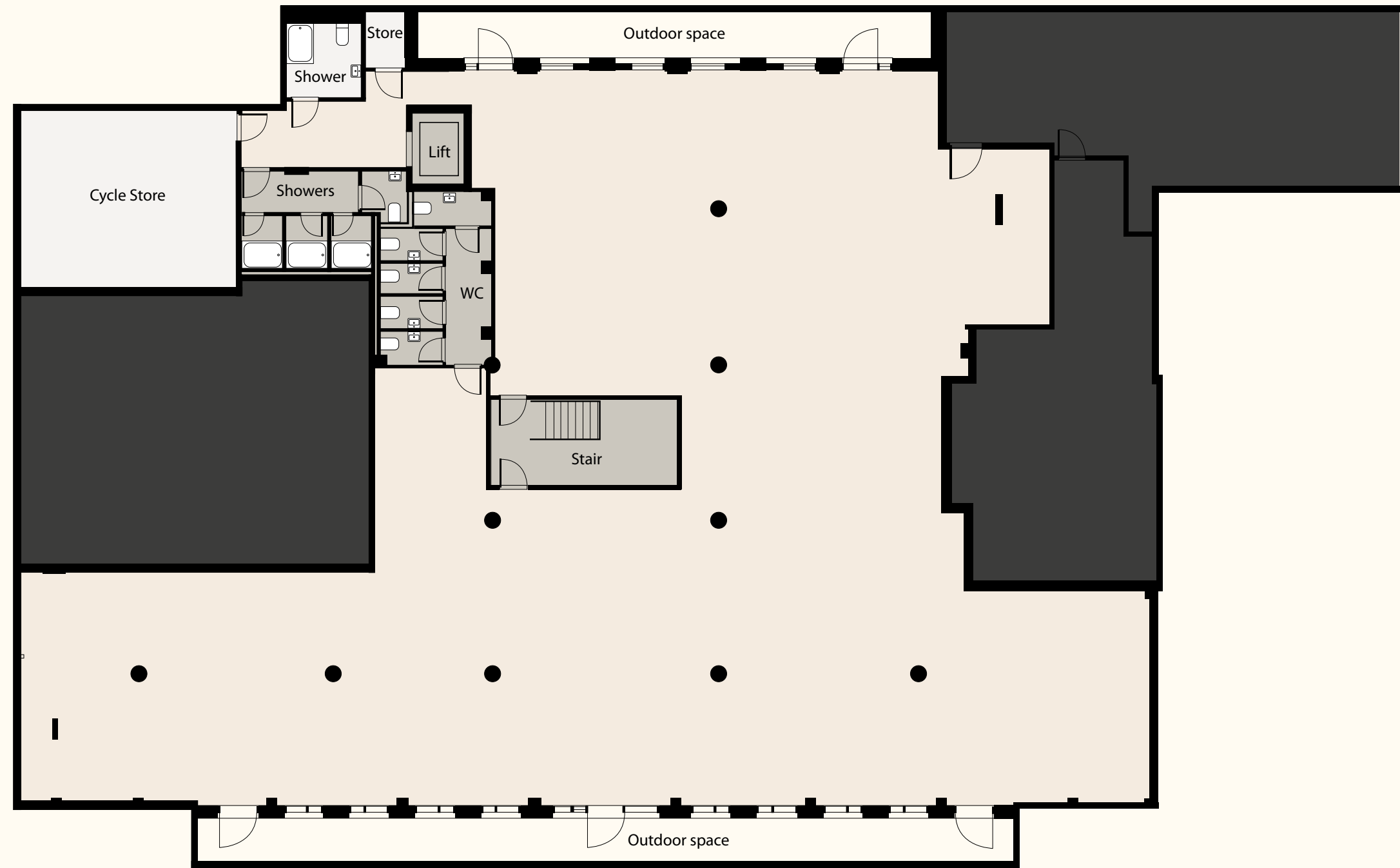
- Office
- Communal Areas
- Core
- Part of residential



INTRO  
**BUILDING**  
AREA  
CONTACT

LOWER  
GROUND  
FLOOR



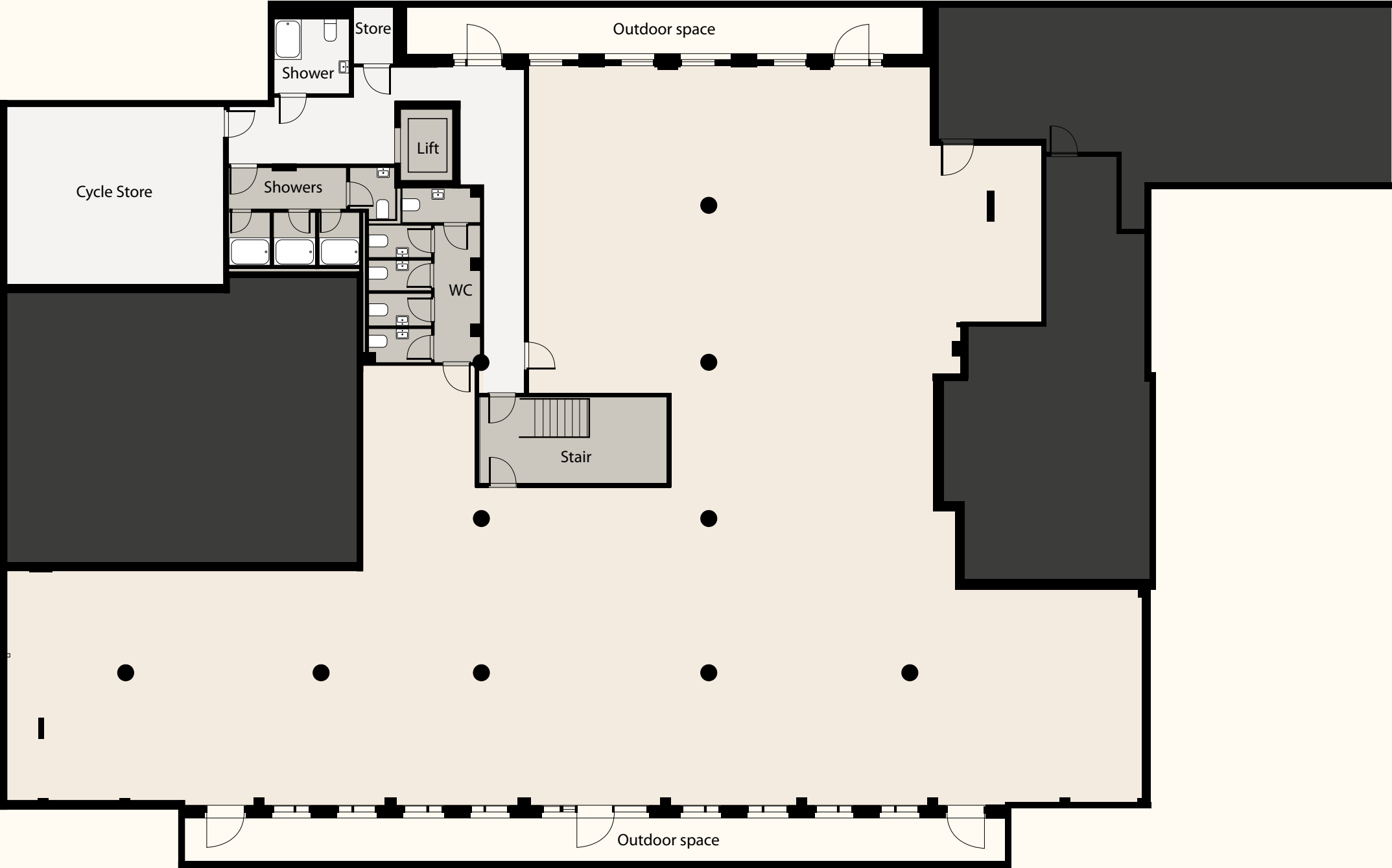


# LOWER GROUND FLOOR

Single occupier layout

Floor	Sqft	Sqm
Lower Ground Floor	6,495	603

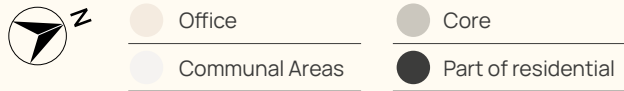




# LOWER GROUND FLOOR

Multi-tenant layout

Floor	Sqft	Sqm
Lower Ground Floor	6,189	575





Ground Floor



# THE DETAIL

**FINISHED CEILING HEIGHTS**

**First Floor**  
2.325m with bulkhead  
2.925m to exposed soffit

**Ground Floor**  
2.6m with bulkhead  
3.2m to exposed soffit

**LGF**  
3.07m with bulkhead  
3.67m to exposed soffit

**RAISED FLOORS**

Loadings 8kN/m2 (UDL)

**Occupational Densities**

Building services 1:6  
WCs 1:10  
Lift & Access 1:6  
Escape 1:6

**VERTICAL  
TRANSPORTATION/LIFT**

One 13 person passenger lift

**HEATING AND COOLING**

150w/m2

**VENTILATION**

10l/s/pp

**SMALL POWER**

25w/m2

**LIGHTING**

8w/m2

**CYCLE FACILITIES**

100 spaces

**SHOWERS**

5 showers

**CONNECTIVITY**

Fibre enabled