

THE MODERN AT ART PLACE



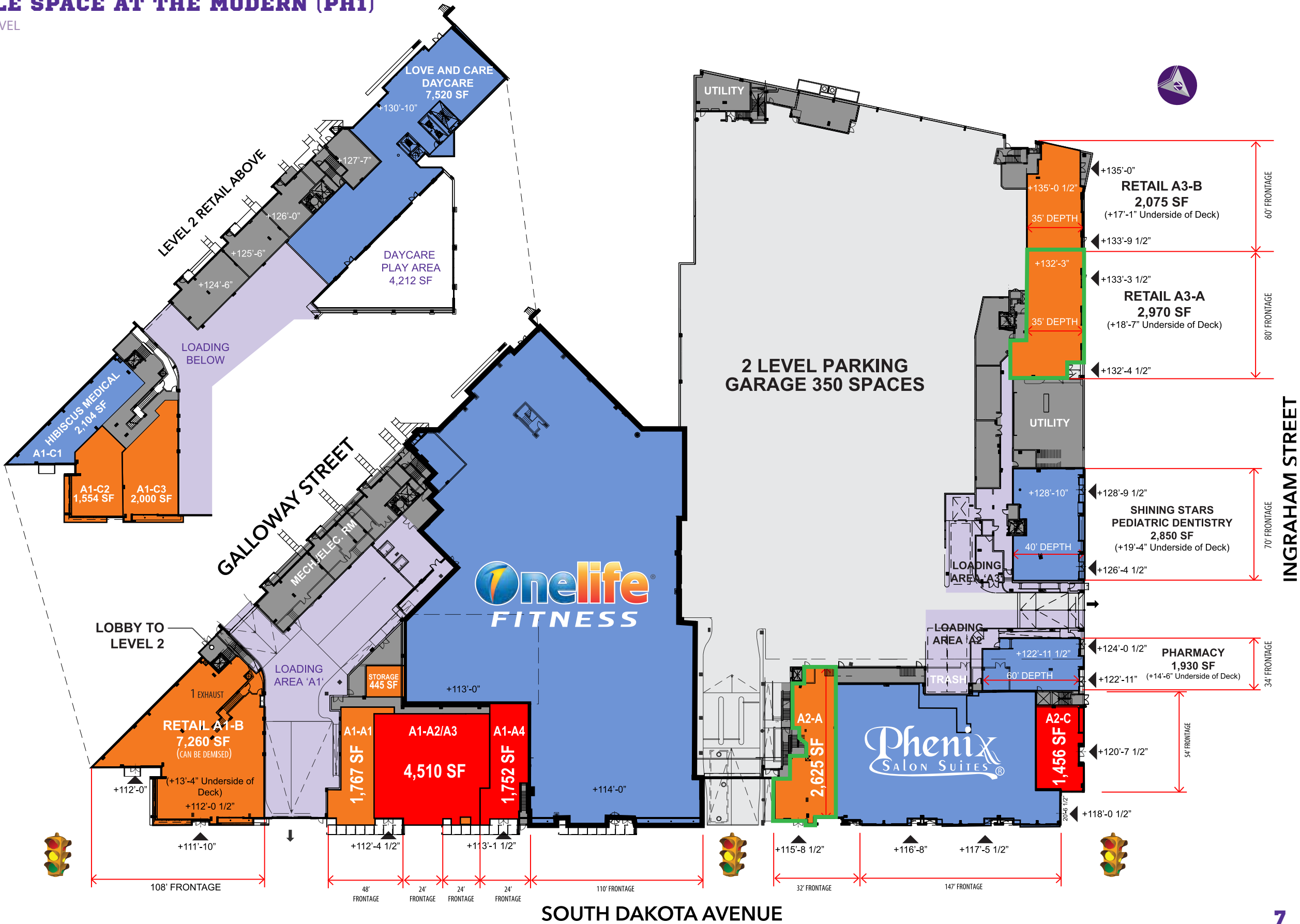
LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

SOUTH DAKOTA AVENUE, NE LEVEL — GROUND LEVEL

RETAIL PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A1	1,767
A1-A2/A3	4,510
A1-A4	1,752
A1-B	7,260
Hibiscus Medical	2,104
A1-C2	1,554
A1-C3	2,000
Love and Care Daycare	7,520
One Life Fitness	39,700
A2-A	2,625
Phenix Salons Suites	10,368
A2-C	1,456
Pharmacy	1,930
Shining Stars Dentistry	2,850
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	92,509 SF

- AVAILABLE
- UNDER NEGOTIATION
- LEASED
- 2ND GENERATION SPACE



PHASE II LEASING PLAN

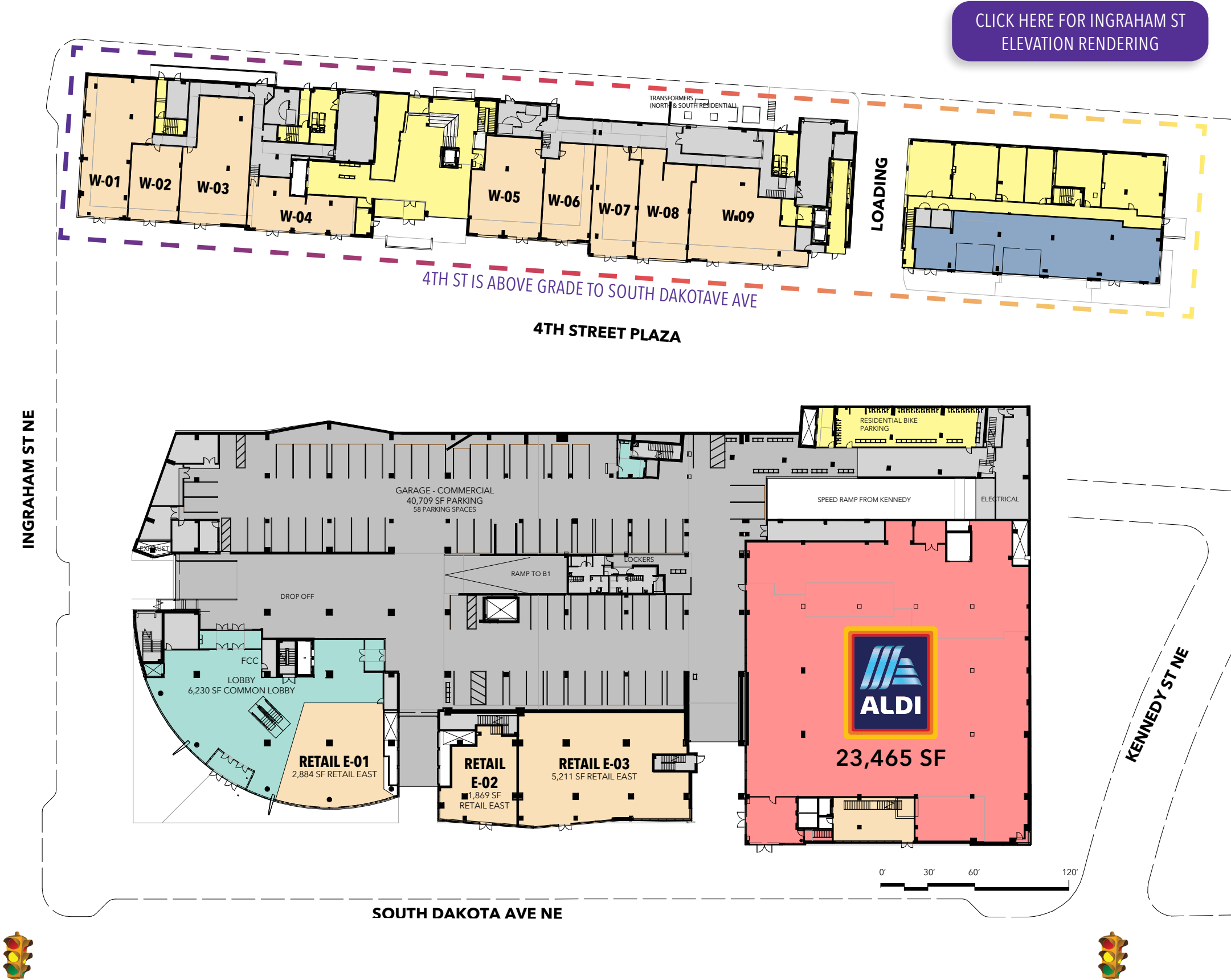


AVAILABLE SPACE - GROUND LEVEL SOUTH DAKOTA AVENUE

LEASE AREAS

- ALDI
- COMMON
- COMMON LOBBY
- PARKING
- RESIDENTIAL
- RETAIL
- MAKER SPACE

RETAIL WEST	AREA
RETAIL WEST 01	2,481 SF
RETAIL WEST 02	1,081 SF
RETAIL WEST 03	2,300 SF
RETAIL WEST 04	1,356 SF
RETAIL WEST 05	1,964 SF
RETAIL WEST 06	1,311 SF
RETAIL WEST 07	1,466 SF
RETAIL WEST 08	1,550 SF
RETAIL WEST 09	2,546 SF
RETAIL EAST	AREA
RETAIL EAST 01	2,884 SF
RETAIL EAST 02	1,869 SF
RETAIL EAST 03	5,211 SF
RETAIL WEST	16,056 SF
RETAIL EAST	9,965 SF
ALDI	23,465 SF
PHASE II TOTAL	49,486 SF



PHASE II LEASING PLAN

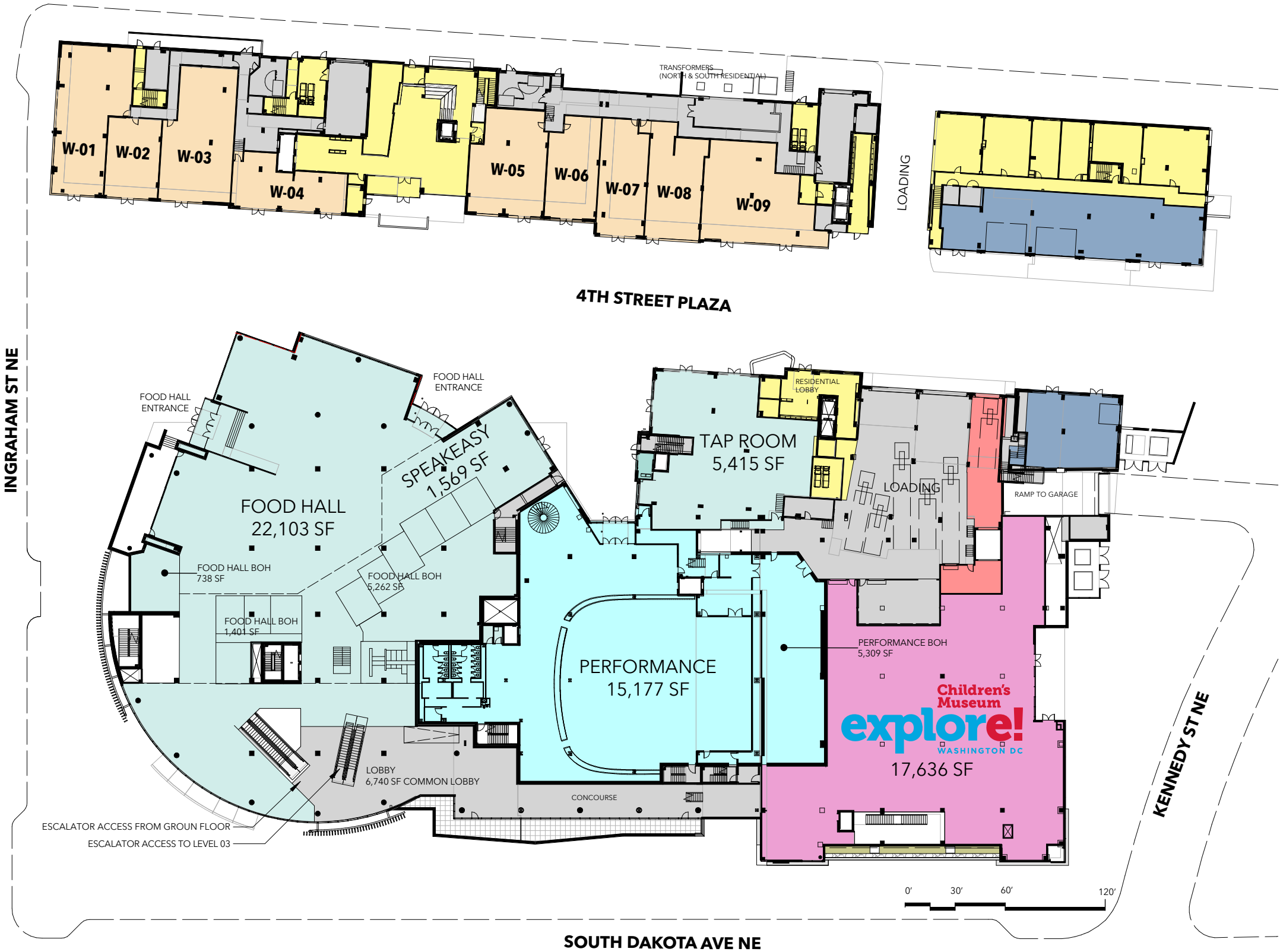
AVAILABLE SPACE - GROUND LEVEL 4TH ST PLAZA

LEASE AREAS

- ALDI
- CHILDREN'S MUSEUM
- COMMON BOH
- COMMON LOBBY
- MAKER SPACE
- RESIDENTIAL
- RETAIL
- PERFORMANCE VENUE
- FOOD HALL

RETAIL WEST	AREA
RETAIL WEST 01	2,481 SF
RETAIL WEST 02	1,081 SF
RETAIL WEST 03	2,300 SF
RETAIL WEST 04	1,356 SF
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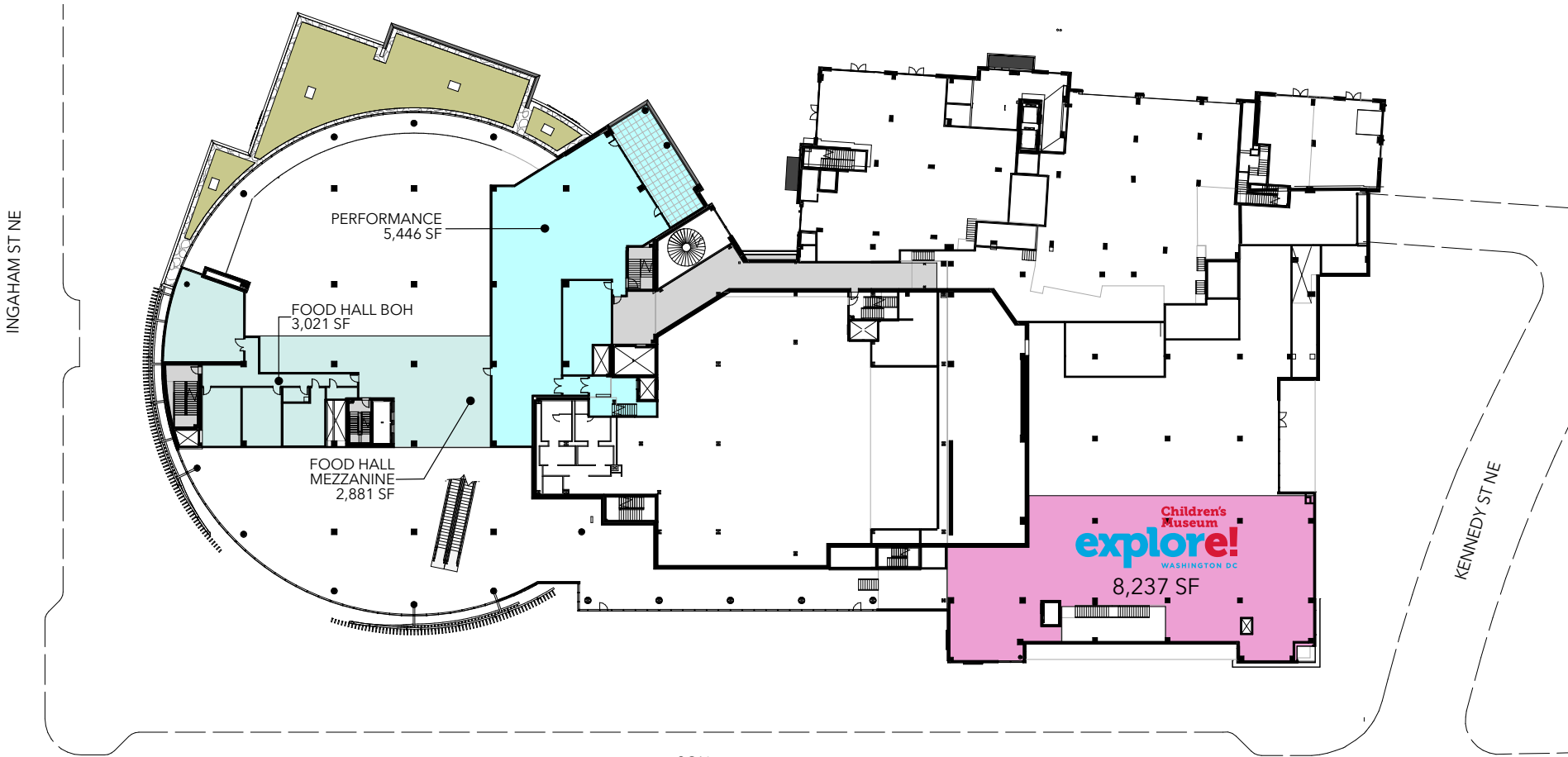


PHASE II LEASING PLAN

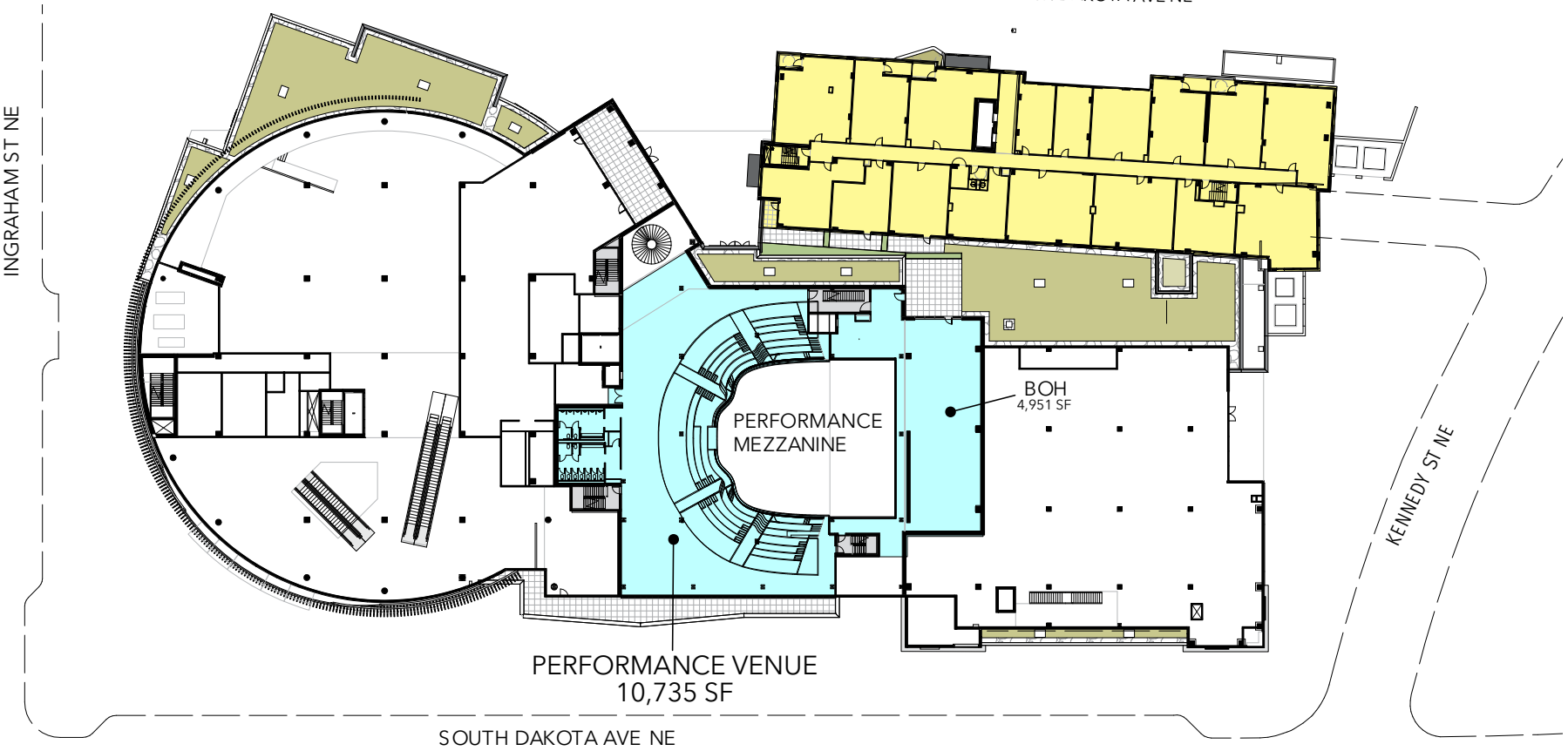
MEZZANINE LEVEL

- CHILDREN'S MUSEUM
- COMMON
- RESIDENTIAL
- FOOD HALL
- PERFORMANCE VENUE

FOOD HALL MEZZANINE






PERFORMANCE VENUE MEZZANINE

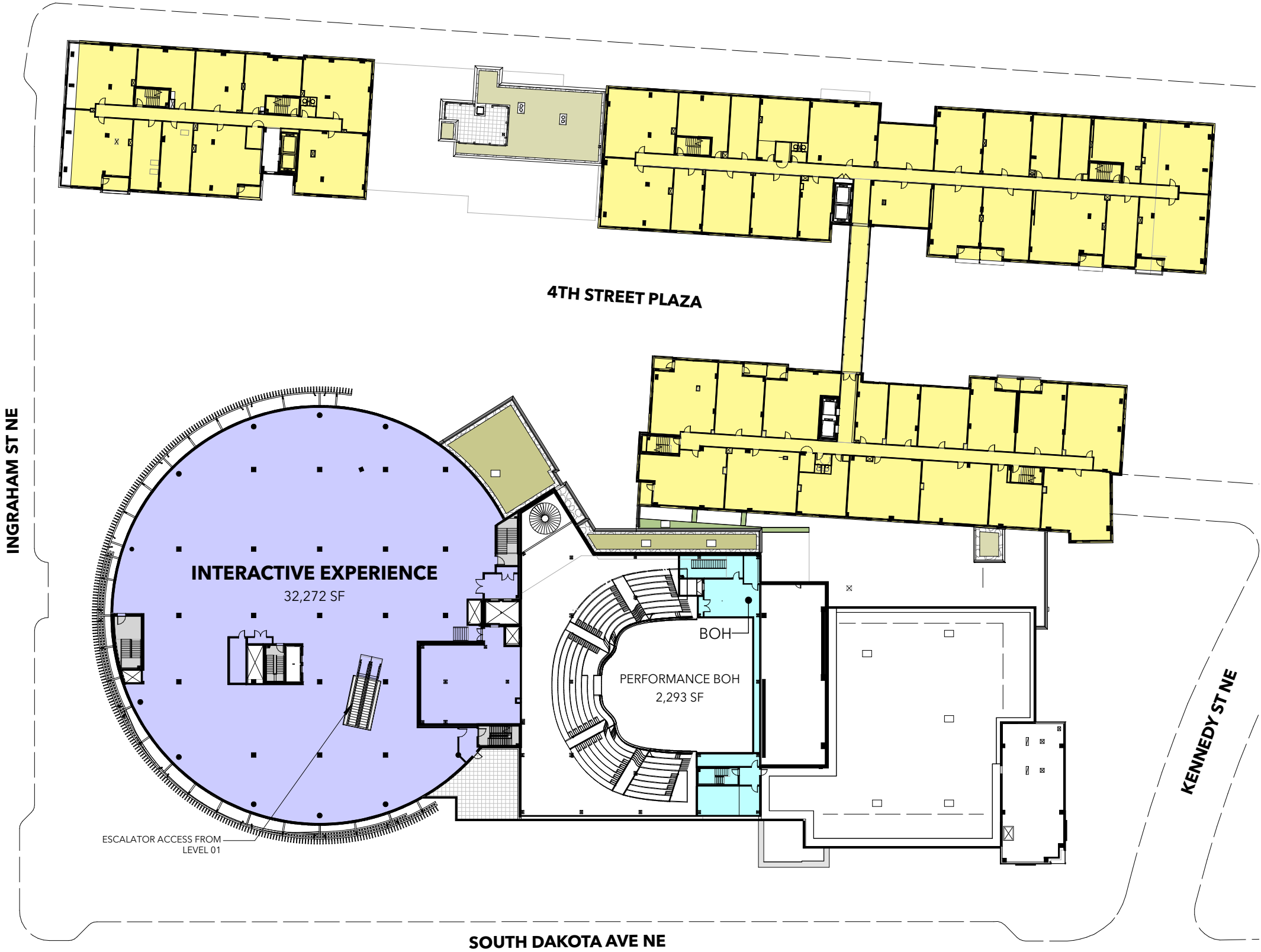


PHASE II LEASING PLAN

AVAILABLE SPACE - INTERACTIVE EXPERIENCE (LEVEL 3)

LEASE AREAS

-  COMMON BOH
-  INTERACTIVE EXPERIENCE
-  RESIDENTIAL

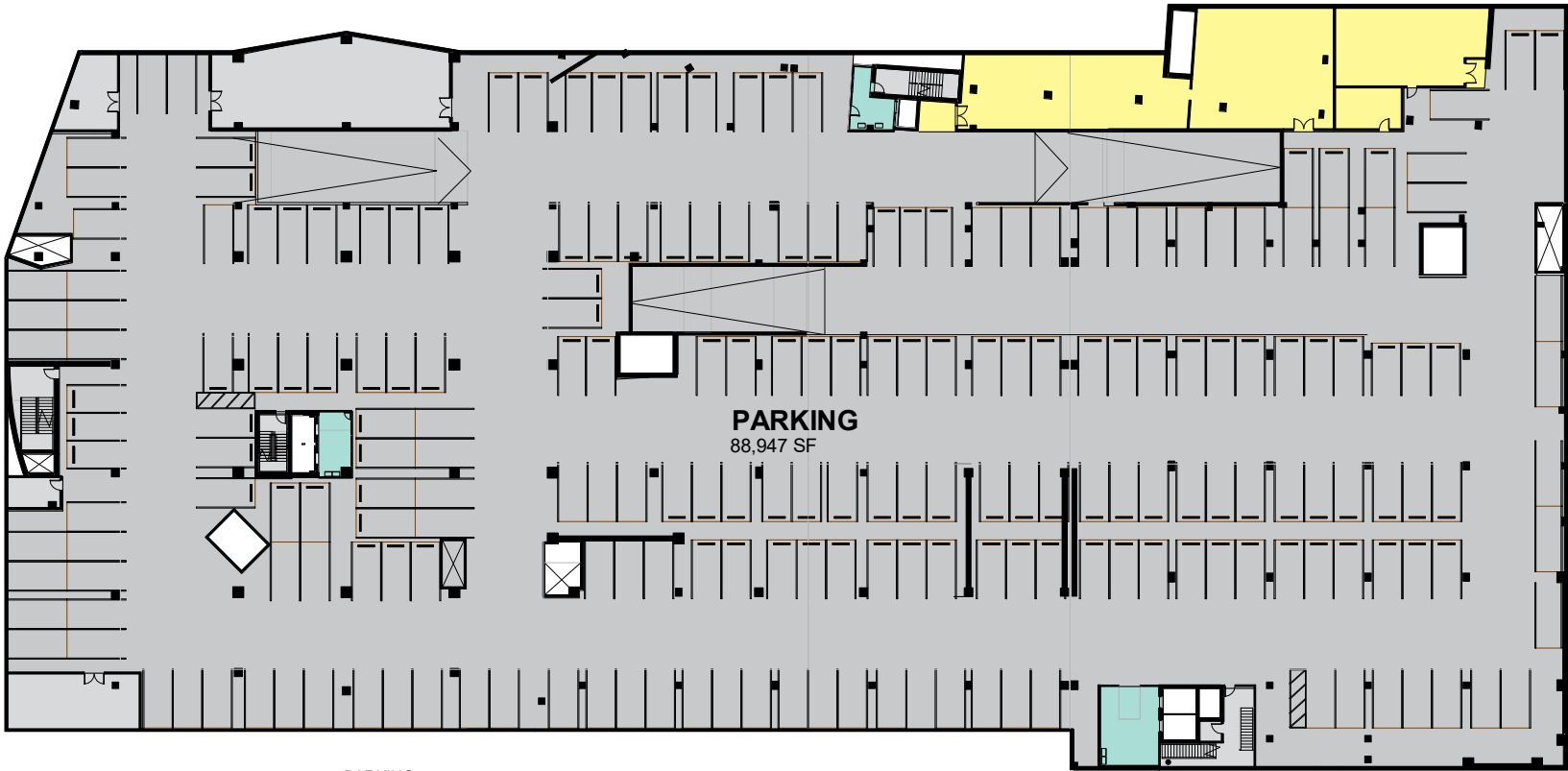


PHASE II LEASING PLAN

PARKING

- PARKING
- PARKING - RESIDENTIAL

B1 LEVEL



PARKING:

B2 LEVEL

