

THE MODERN AT ART PLACE



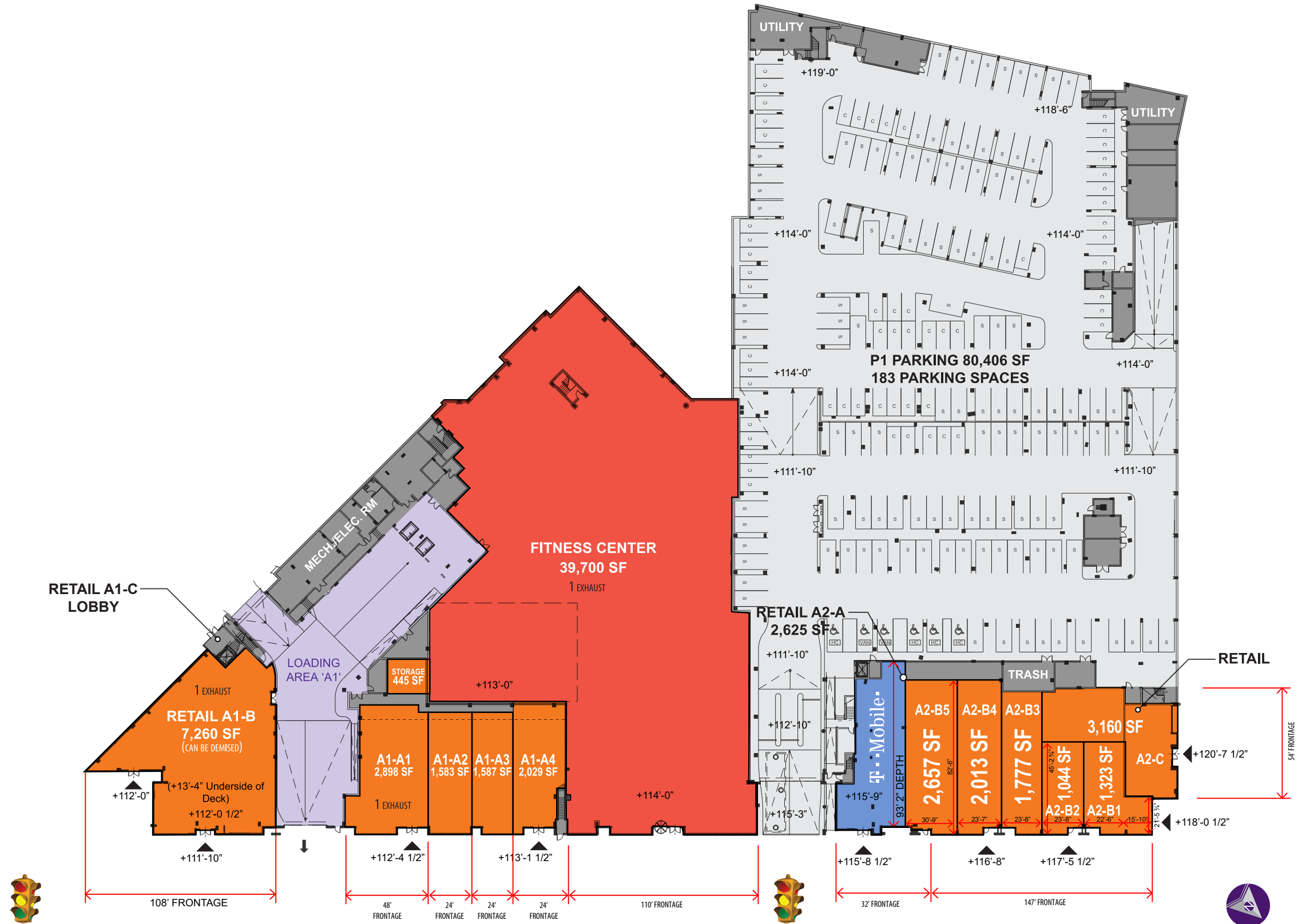
LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

SOUTH DAKOTA AVENUE, NE LEVEL — GROUND LEVEL

RETAIL LEVEL 1 PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,200
A1-A1	2,898
A1-A2	1,583
A1-A3	1,587
A1-A4	2,029
A1-B	7,260
A1-C	6,975
A1-C1	2,104
A1-C2	1,554
A1-C3	2,000
FITNESS CENTER	39,700
T-MOBILE	2,625
A2-B1	1,323
A2-B2	1,044
A2-B3	1,777
A2-B4	2,013
A2-B5	2,657
A2-C	3,160
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	91,418 SF

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- PARKING AREA
- CIRCULATION/UTILITY
- LOADING/SERVICE



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LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

INGRAHAM STREET, NE LEVEL - LEVEL 2

RETAIL LEVEL 2 + 3 PLAN

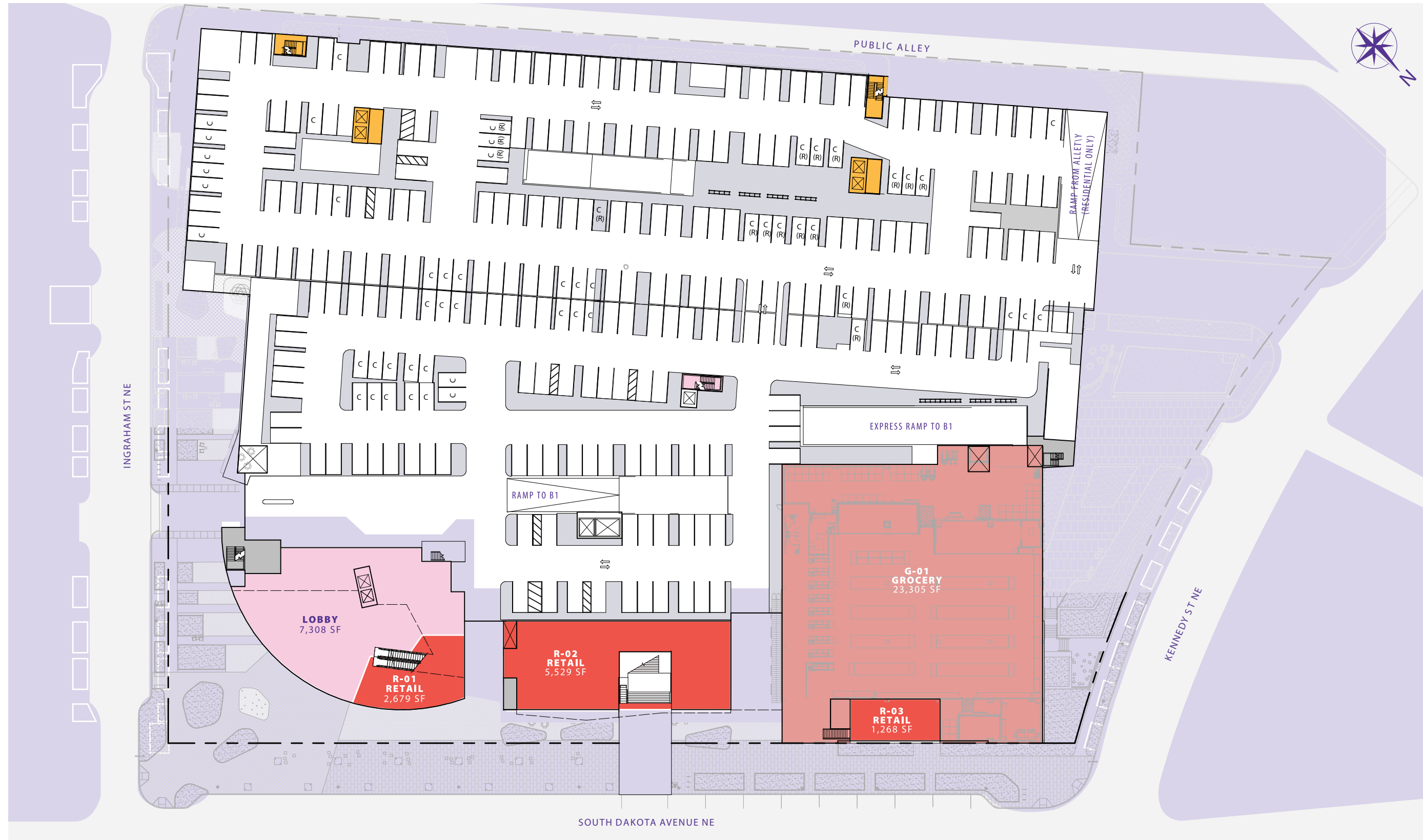
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- OFFICE



LEASING PLAN

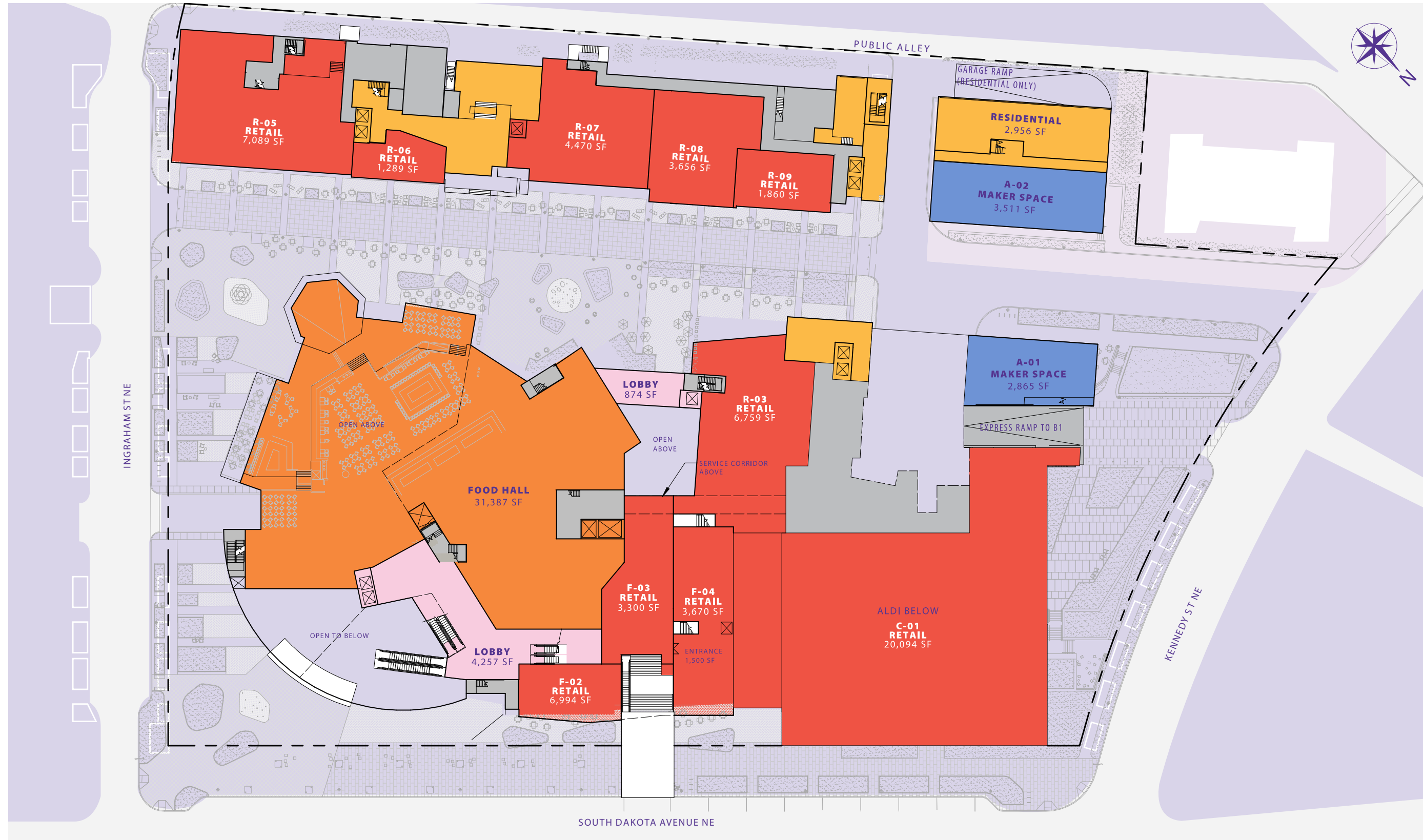
GROUND FLOOR



- BOH & CIRCULATION
- GROCERY
- LOBBY
- RESIDENTIAL CIRCULATION
- RETAIL

LEASING PLAN

FIRST FLOOR



- ART RETAIL
- BOH & CIRCULATION
- FOOD HALL
- GROCERY
- LOBBY
- RESIDENTIAL CIRCULATION
- RETAIL