



Site Plan - Building A



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	2,630
A1-A2	1,815
Menomale	1,587
A1-B	7,260
Hibiscus Medical	2,104
DC Dental Studio	3,554
Love and Care Daycare	7,520
Onelife Fitness	41,605
Miss Toya's Southern Kitchen	3,925
A2-B1	3,180
A2-B2	1,830
A2-B3	4,210
A2-C	1,485
A2-D	1,930
Shining Stars Dentistry	2,850
Explore Children's Museum	2,970
A3-B	2,075
PHASE 1 TOTAL	85,277 SF

- AVAILABLE
- UNDER NEGOTIATION
- OPEN



Site Plan - Building B



LEASING PLAN: AVAILABLE SPACE (PH2)

SOUTH DAKOTA AVENUE, NE & KENNEDY STREET, NE

RETAIL PLAN

BUILDING "B" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
Aldi	23,787
B-1	18,611
PHASE 2 TOTAL	42,398 SF

- UNDER NEGOTIATION
- OPEN

