

225 Reinekers Lane - Alexandria, VA 22314 (King Street Station II)																			ANSI/BOMA Z65.1-2017, METHOD A			
		RENTABLE EXCLUSIONS			FINAL CALCULATIONS																	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U		
INPUT	MEASURE	MEASURE	MEASURE	MEASURE	= B - C - D - E	INPUT	INPUT	MEASURE	MEASURE	= I + J	MEASURE	= K + L	MEASURE	= F - M - N	= (M + O) / M	= K * P	= (L * P) + N	= ΣF / (ΣF-ΣR)	= Q * S	= T / K		
FLOOR LEVEL	BOUNDARY AREA (IPMS 2)	MAJOR VERTICAL PENETRATION	PARKING	UNENCLOSED BUILDING FEATURE	FLOOR RENTABLE AREA	SPACE ID	TENANT NAME	TENANT AREA (IPMS3)	TENANT ANCILLARY AREA	OCCUPANT AREA	BUILDING AMENITY AREAS	FLOOR USABLE AREA	BUILDING SERVICE AREA	FLOOR SERVICE AREA	FLOOR ALLOCATION RATIO	FLOOR ALLOCATION	BUILDING AMENITY & SERVICE	BUILDING ALLOCATION RATIO	RENTABLE AREA	LOAD FACTOR A		
P2						BSA	BUILDING SERVICE AREA			0.00		0.00	1,161.58		0.0000	0.00	1,161.58	1.1078	0.00	0.0000		
FLOOR TOTALS	27,200.55	0.00	26,038.98	0.00	1,161.58			0.00	0.00	0.00	0.00	0.00	1,161.58	0.00	0.0000	0.00	1,161.58	1.1078	0.00	0.0000		
P1						BSA	BUILDING SERVICE AREA			0.00		0.00	1,194.56		0.0000	0.00	1,194.56	1.1078	0.00	0.0000		
FLOOR TOTALS	32,662.16	416.10	31,051.50	0.00	1,194.56			0.00	0.00	0.00	0.00	0.00	1,194.56	0.00	0.0000	0.00	1,194.56	1.1078	0.00	0.0000		
1/1M						BSA	BUILDING SERVICE AREA			0.00		0.00	3,073.56		1.0813	0.00	3,073.56	1.1078	0.00	0.0000		
						SUITE GR1	JUNE COFFEE	1,082.24		1,082.24		1,082.24			1.0813	1,170.19	0.00	1.1078	1,296.31	1.1978		
						SUITE GR2	OLD TOWN DENTAL PARTNERS	1,971.75		1,971.75		1,971.75			1.0813	2,132.00	0.00	1.1078	2,361.78	1.1978		
						SUITE GR3	BUILDING AMENITY - FITNESS CENTER			0.00	2,389.36	2,389.36			1.0813	0.00	2,583.55	1.1078	0.00	0.0000		
						SUITE GR4	SOLUTIONS PHYSICAL THERAPY	2,940.97		2,940.97		2,940.97			1.0813	3,180.00	0.00	1.1078	3,522.72	1.1978		
						SUITE GR5	SOLUTIONS PHYSICAL THERAPY	1,621.06		1,621.06		1,621.06			1.0813	1,752.80	0.00	1.1078	1,941.71	1.1978		
FLOOR TOTALS	16,385.63	692.45	1,801.08	0.00	13,892.10			7,616.02	0.00	7,616.02	2,389.36	10,005.38	3,073.56	813.16	1.0813	8,234.99	5,657.11	1.1078	9,122.53	1.1978		
2						SUITE 200	AXIAS, INC.	4,512.89		4,512.89		4,512.89			1.1200	5,054.42	0.00	1.1078	5,599.17	1.2407		
						SUITE 205	METHANOL INSTITUTE	966.41	29.51	995.92		995.92			1.1200	1,115.43	0.00	1.1078	1,235.64	1.2407		
						SUITE 210	NCIDQ	2,817.80	72.14	2,889.94		2,889.94			1.1200	3,236.72	0.00	1.1078	3,585.57	1.2407		
						SUITE 216	HIGHVIEW POWER STORAGE, INC.	2,101.18	82.86	2,184.04		2,184.04			1.1200	2,446.12	0.00	1.1078	2,709.76	1.2407		
						SUITE 220	SYSTRA CONSULTING, INC.	2,130.13	18.70	2,148.83		2,148.83			1.1200	2,406.68	0.00	1.1078	2,666.06	1.2407		
						SUITE 250	NEW VENTURE FUND	3,887.01	170.93	4,057.95		4,057.95			1.1200	4,544.89	0.00	1.1078	5,034.72	1.2407		
FLOOR TOTALS	19,493.66	689.41	0.00	0.00	18,804.26			16,415.43	374.14	16,789.57	0.00	16,789.57	0.00	2,014.69	1.1200	18,804.26	0.00	1.1078	20,830.91	1.2407		
3						SUITE 300	KRAMER & AMADO PC	5,848.70	94.76	5,943.46		5,943.46			1.1080	6,585.37	0.00	1.1078	7,295.12	1.2274		
						SUITE 325	ASSOC. OF NATIONAL ADVERTISERS	6,376.68	186.11	6,562.79		6,562.79			1.1080	7,271.60	0.00	1.1078	8,055.30	1.2274		
						SUITE 375	CHARITIES AID FOUNDATION	5,502.64	11.55	5,514.20		5,514.20			1.1080	6,109.75	0.00	1.1078	6,768.23	1.2274		
FLOOR TOTALS	20,656.13	689.41	0.00	0.00	19,966.72			17,728.02	292.43	18,020.45	0.00	18,020.45	0.00	1,946.27	1.1080	19,966.72	0.00	1.1078	22,118.66	1.2274		
4						SUITE 400	AIR TRAFFIC CONTROL ASSOCIATION	5,311.40	50.57	5,361.97		5,361.97			1.1053	5,926.42	0.00	1.1078	6,565.15	1.2244		
						SUITE 410	HAN SANTOS PLLC	3,257.96	57.82	3,315.78		3,315.78			1.1053	3,664.83	0.00	1.1078	4,059.81	1.2244		
						SUITE 420	VACANT	9,124.37	262.91	9,387.28		9,387.28			1.1053	10,375.47	0.00	1.1078	11,493.70	1.2244		
FLOOR TOTALS	20,656.13	689.41	0.00	0.00	19,966.72			17,693.73	371.31	18,065.03	0.00	18,065.03	0.00	1,901.68	1.1053	19,966.72	0.00	1.1078	22,118.66	1.2244		
5						SUITE 500	AIRPLUS INTERNATIONAL	4,481.37	124.22	4,605.59		4,605.59			1.1127	5,124.73	0.00	1.1078	5,677.05	1.2326		
						SUITE 525	VACANT	4,719.74	142.16	4,861.90		4,861.90			1.1127	5,409.92	0.00	1.1078	5,992.99	1.2326		
						SUITE 560	VACANT	5,197.57	14.65	5,212.22		5,212.22			1.1127	5,799.74	0.00	1.1078	6,424.81	1.2326		
						SUITE 590	AMERICAN TRANSLATORS ASSOCIATION	3,221.64	42.74	3,264.37		3,264.37			1.1127	3,632.33	0.00	1.1078	4,023.81	1.2326		
FLOOR TOTALS	20,656.13	689.41	0.00	0.00	19,966.72			17,620.32	323.76	17,944.08	0.00	17,944.08	0.00	2,022.64	1.1127	19,966.72	0.00	1.1078	22,118.66	1.2326		
6						SUITE 600	ROBERT HALF INTERNATIONAL INC.	2,038.45		2,038.45		2,038.45			1.1195	2,282.02	0.00	1.1078	2,527.97	1.2401		
						SUITE 625	CFRE INTERNATIONAL	1,631.15	60.82	1,691.97		1,691.97			1.1195	1,894.15	0.00	1.1078	2,098.29	1.2401		
						SUITE 650	VACANT	5,590.29	220.48	5,810.77		5,810.77			1.1195	6,505.10	0.00	1.1078	7,206.19	1.2401		
						SUITE 680	SOLAR ENERGY TRADE SHOWS, LLC	5,409.99	16.83	5,426.82		5,426.82			1.1195	6,075.28	0.00	1.1078	6,730.05	1.2401		
						SUITE 690	SOLAR ENERGY TRADE SHOWS, LLC	1,906.83	19.15	1,925.98		1,925.98			1.1195	2,156.11	0.00	1.1078	2,388.49	1.2401		
				284.49		SUITE 625 BALC	BALCONY			0.00		0.00			1.1195	0.00	0.00	1.1078	0.00	0.0000		
				293.40		SUITE 650 BALC	BALCONY			0.00		0.00			1.1195	0.00	0.00	1.1078	0.00	0.0000		
				338.91		SUITE 680 BALC-A	BALCONY			0.00		0.00			1.1195	0.00	0.00	1.1078	0.00	0.0000		
				128.46		SUITE 680 BALC-B	BALCONY			0.00		0.00			1.1195	0.00	0.00	1.1078	0.00	0.0000		
FLOOR TOTALS	20,647.32	689.41	0.00	1,045.26	18,912.66			16,576.71	317.27	16,893.99	0.00	16,893.99	0.00	2,018.67	1.1195	18,912.66	0.00	1.1078	20,951.00	1.2401		
7						SUITE 700	THE VISION COUNCIL OF AMERICA	7,177.83	158.40	7,336.24		7,336.24			1.1453	8,402.52	0.00	1.1078	9,308.11	1.2688		
						SUITE 725	BUILDING AMENITY - CONFERENCE CENTER			0.00	1,307.35	1,307.35			1.1453	0.00	1,497.37	1.1078	0.00	0.0000		
						SUITE 750	GOROVE SLADE ASSOCIATES, INC.	1,987.17		1,987.17		1,987.17			1.1453	2,276.00	0.00	1.1078	2,521.29	1.26		

OFFICE RENTABLE AREA	133,079.72	BOMA 2017 OFFICE RENTABLE AREA	133,079.72
UNENCLOSED BUILDING FEATURE	7,510.62	CURRENT OFFICE RENTABLE AREA	132,304.00
TOTAL BUILDING RSF	140,590.34	NET GAIN OF OFFICE RENTABLE AREA	775.72 0.59%

NOTE: EXISTING MARKET CONDITIONS DO NOT SUPPORT LEASING OF UNENCLOSED BUILDING FEATURES (BALCONIES, ROOFTOP TERRACES) AS DEFINED PER ANSI/BOMA Z65.1-2017 METHOD A STANDARD, THEREFORE ALL UNENCLOSED BUILDING FEATURES HAVE BEEN CLASSIFIED AS A RENTABLE EXCLUSION.