

BUILDING AREA CALCULATIONS:

FIRST FLOOR BUILDING AREA = 13,358 SF
SECOND FLOOR BUILDING AREA = 13,908 SF
TOTAL BUILDING AREA = 27,266 SF
FIRST FLOOR COMMON AREA = 2,145 SF
SECOND FLOOR COMMON AREA = 1,575 SF
TOTAL COMMON AREA = 3,720 SF
TOTAL COMMON AREA / TOTAL BUILDING AREA = 13.64%

TOTAL FIRST FLOOR BUILDING AREA = 13,358 SF

TOTAL FIRST FLOOR BUILDING COMMON AREA = 2,145 SF



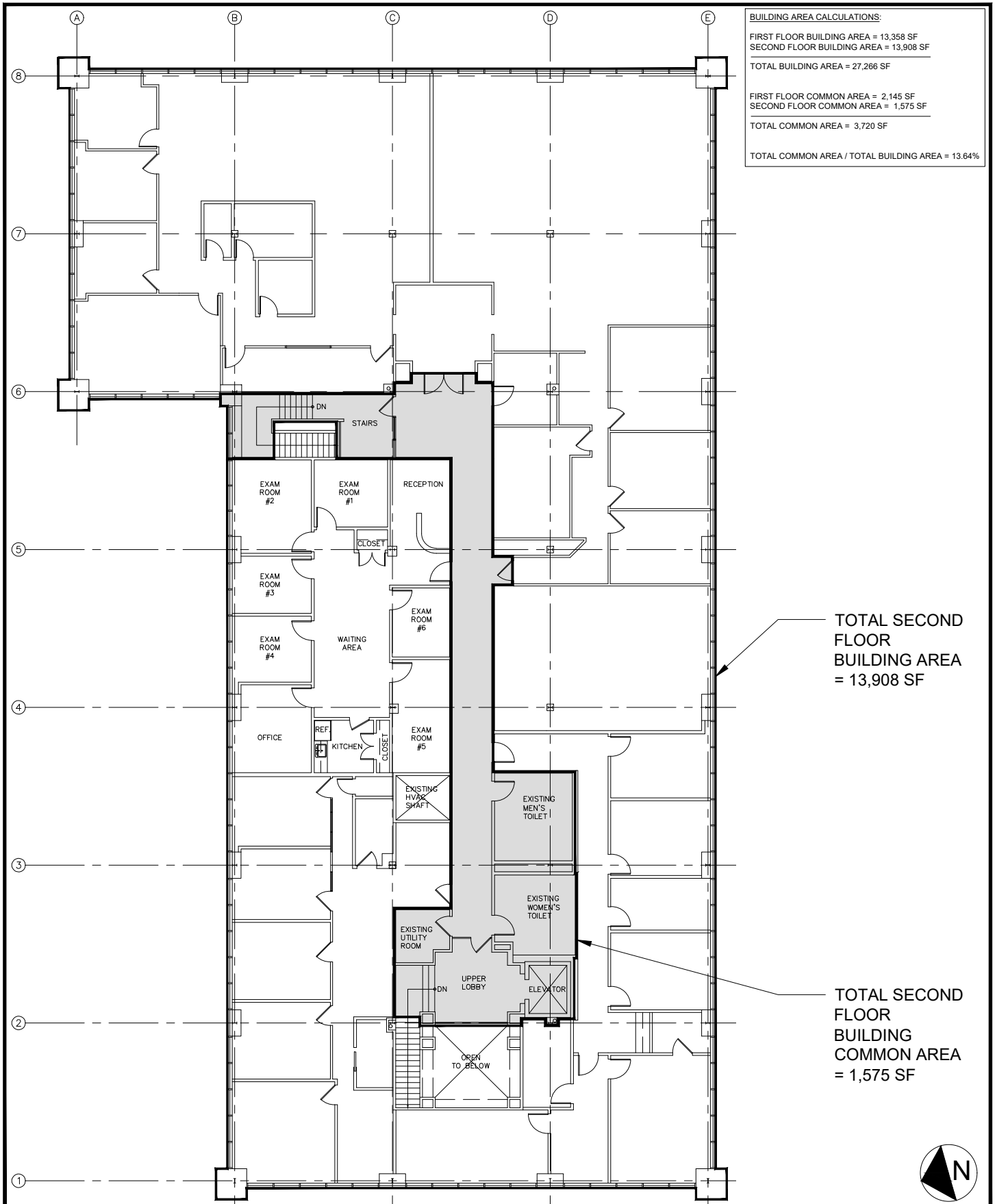
No.	REVISION/DESCRIPTION	DATE:	BY:

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 9 Park Avenue
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PROJECT:
221 WEST GRAND AVE
 MONTVALE, NJ 07645

JOB NO: 21.141
 DATE: 03/10/21
 DRAWN BY: GAH
 SCALE: 1"=20'-0"
 DRAWING: FIRST FLOOR AREA CALCS
 NOTE:

SHEET:
SK-1



BUILDING AREA CALCULATIONS:

FIRST FLOOR BUILDING AREA = 13,358 SF
SECOND FLOOR BUILDING AREA = 13,908 SF
TOTAL BUILDING AREA = 27,266 SF
FIRST FLOOR COMMON AREA = 2,145 SF
SECOND FLOOR COMMON AREA = 1,575 SF
TOTAL COMMON AREA = 3,720 SF
TOTAL COMMON AREA / TOTAL BUILDING AREA = 13.64%

TOTAL SECOND FLOOR BUILDING AREA = 13,908 SF

TOTAL SECOND FLOOR BUILDING COMMON AREA = 1,575 SF



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PROJECT:
221 WEST GRAND AVE
 MONTVALE, NJ 07645

JOB NO: 21.141	DATE: 09/10/21	SHEET:
DRAWN BY: GAH	SCALE: 1"=20'-0"	SK-2
DRAWING: SECOND FLOOR AREA CALCS		
NOTE:		

BUILDING AREA CALCULATIONS:

FIRST FLOOR BUILDING AREA = 13,358 SF
 SECOND FLOOR BUILDING AREA = 13,908 SF
 TOTAL BUILDING AREA = 27,266 SF

FIRST FLOOR COMMON AREA = 2,145 SF
 SECOND FLOOR COMMON AREA = 1,575 SF
 TOTAL COMMON AREA = 3,720 SF

TOTAL COMMON AREA / TOTAL BUILDING AREA = 13.64%

TENANT AREA CALCULATIONS:

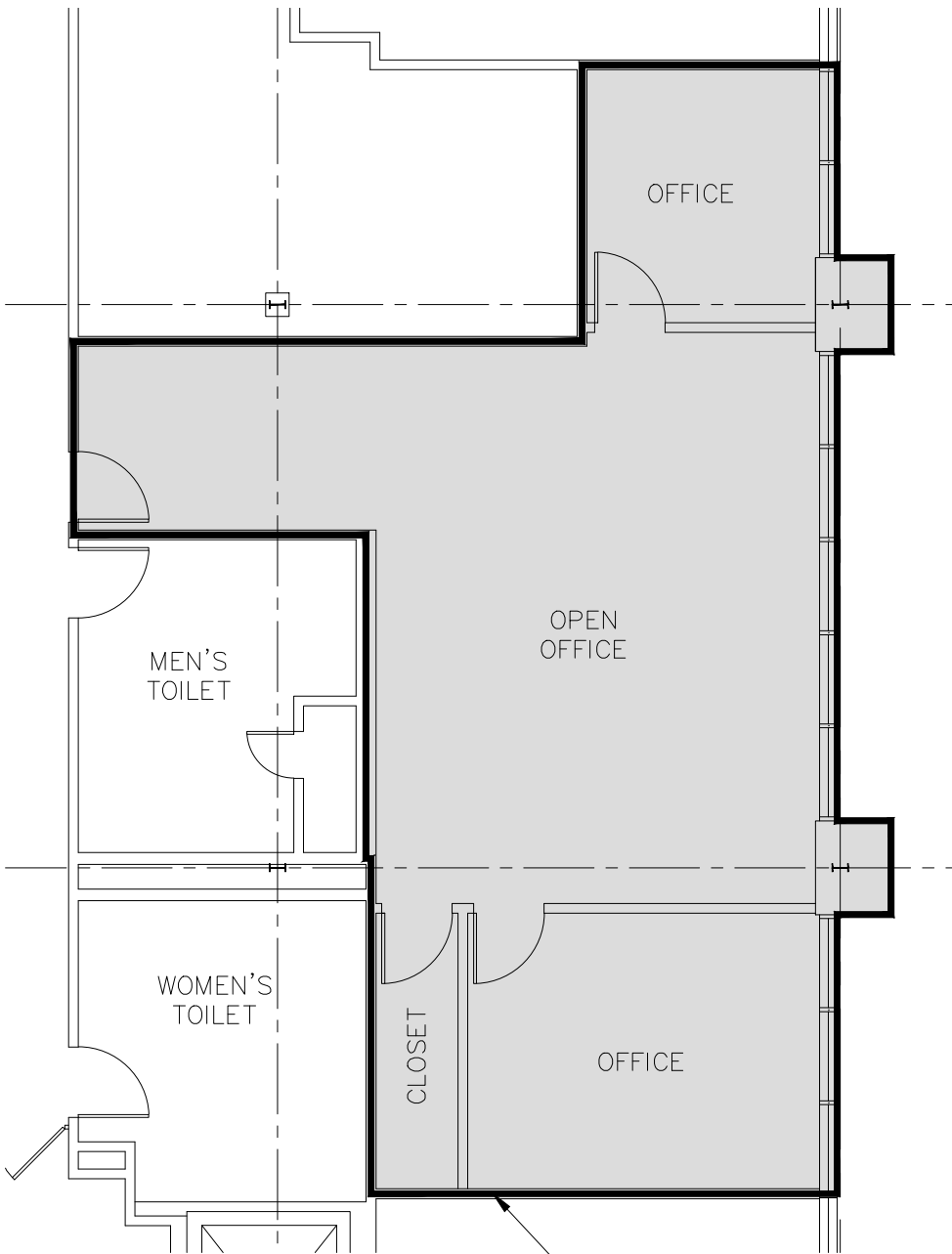
TENANT USEABLE AREA = 975 SF

TENANT AREA / TOTAL BUILDING AREA
 975 SF / 27,266 = 3.58%

TENANT SHARE OF COMMON AREA
 3.58% X 3,720 SF = 133 SF

TENANT USEABLE AREA = 975 SF
 TENANT SHARE OF COMMON AREA = 133 SF

TENANT TOTAL RENTABLE AREA = 1,108 SF



TENANT USEABLE AREA = 975 SF



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221 WEST GRAND AVE
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JOB NO:
 21.141
 DATE:
 09/10/21
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 GAH
 SCALE:
 1/8"=1'-0"
 DRAWING:
 FIRST FLOOR TENANT SPACE ONE
 NOTE:

SHEET:
SK-3

BUILDING AREA CALCULATIONS:

FIRST FLOOR BUILDING AREA = 13,358 SF
 SECOND FLOOR BUILDING AREA = 13,908 SF
 TOTAL BUILDING AREA = 27,266 SF

FIRST FLOOR COMMON AREA = 2,145 SF
 SECOND FLOOR COMMON AREA = 1,575 SF
 TOTAL COMMON AREA = 3,720 SF

TOTAL COMMON AREA / TOTAL BUILDING AREA = 13.64%

TENANT AREA CALCULATIONS:

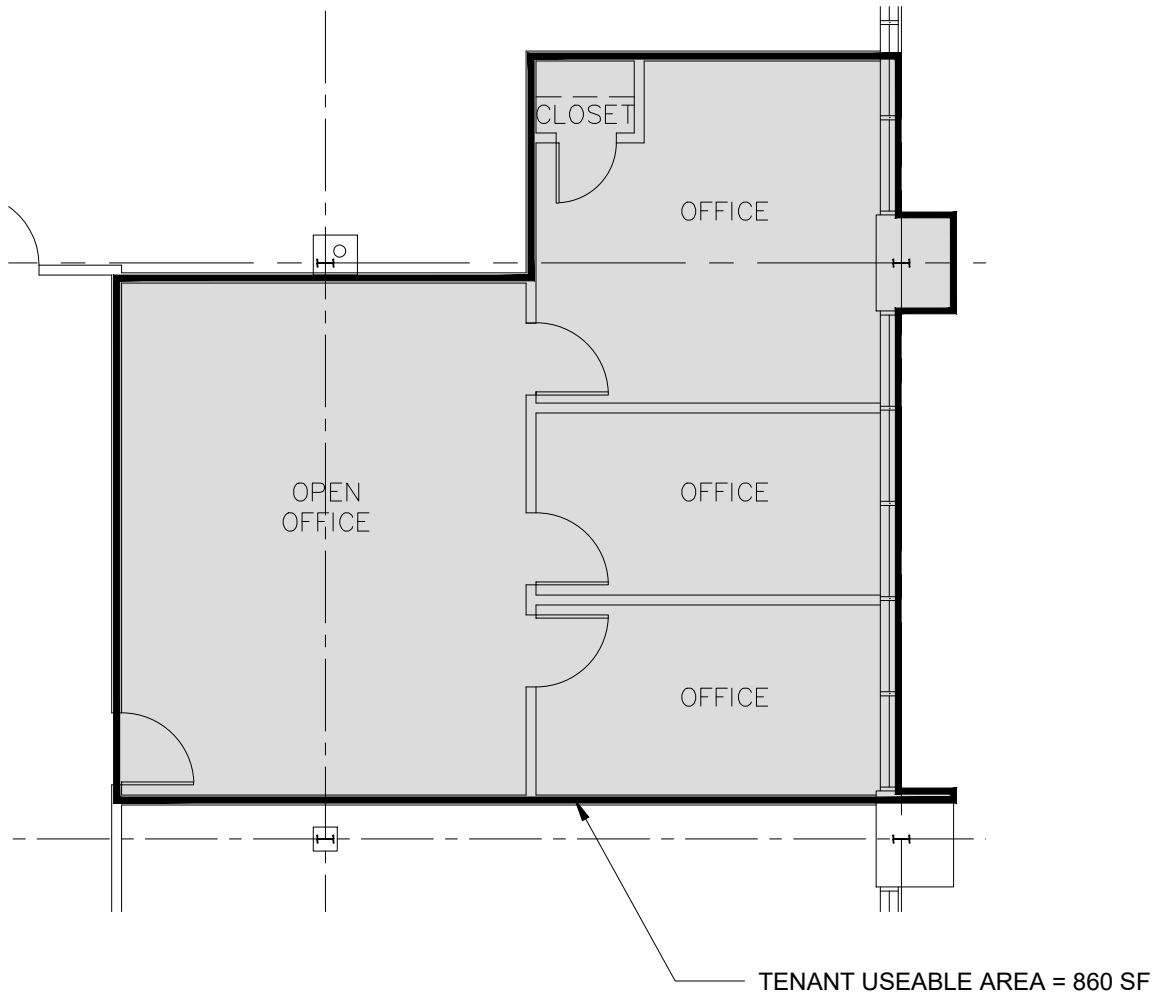
TENANT USEABLE AREA = 860 SF

TENANT AREA / TOTAL BUILDING AREA
 860 SF / 27,266 = 3.15%

TENANT SHARE OF COMMON AREA
 3.15% X 3,720 SF = 117 SF

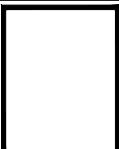
TENANT USEABLE AREA = 860 SF
 TENANT SHARE OF COMMON AREA = 117 SF

TENANT TOTAL RENTABLE AREA = 977 SF



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 DRAWN BY: GAH
 SCALE: 1/8"=1'-0"
 DRAWING: FIRST FLOOR TENANT SPACE TWO
 NOTE:

SHEET:
SK-4

BUILDING AREA CALCULATIONS:

FIRST FLOOR BUILDING AREA = 13,358 SF
 SECOND FLOOR BUILDING AREA = 13,908 SF
 TOTAL BUILDING AREA = 27,266 SF

FIRST FLOOR COMMON AREA = 2,145 SF
 SECOND FLOOR COMMON AREA = 1,575 SF
 TOTAL COMMON AREA = 3,720 SF

TOTAL COMMON AREA / TOTAL BUILDING AREA = 13.64%

TENANT AREA CALCULATIONS:

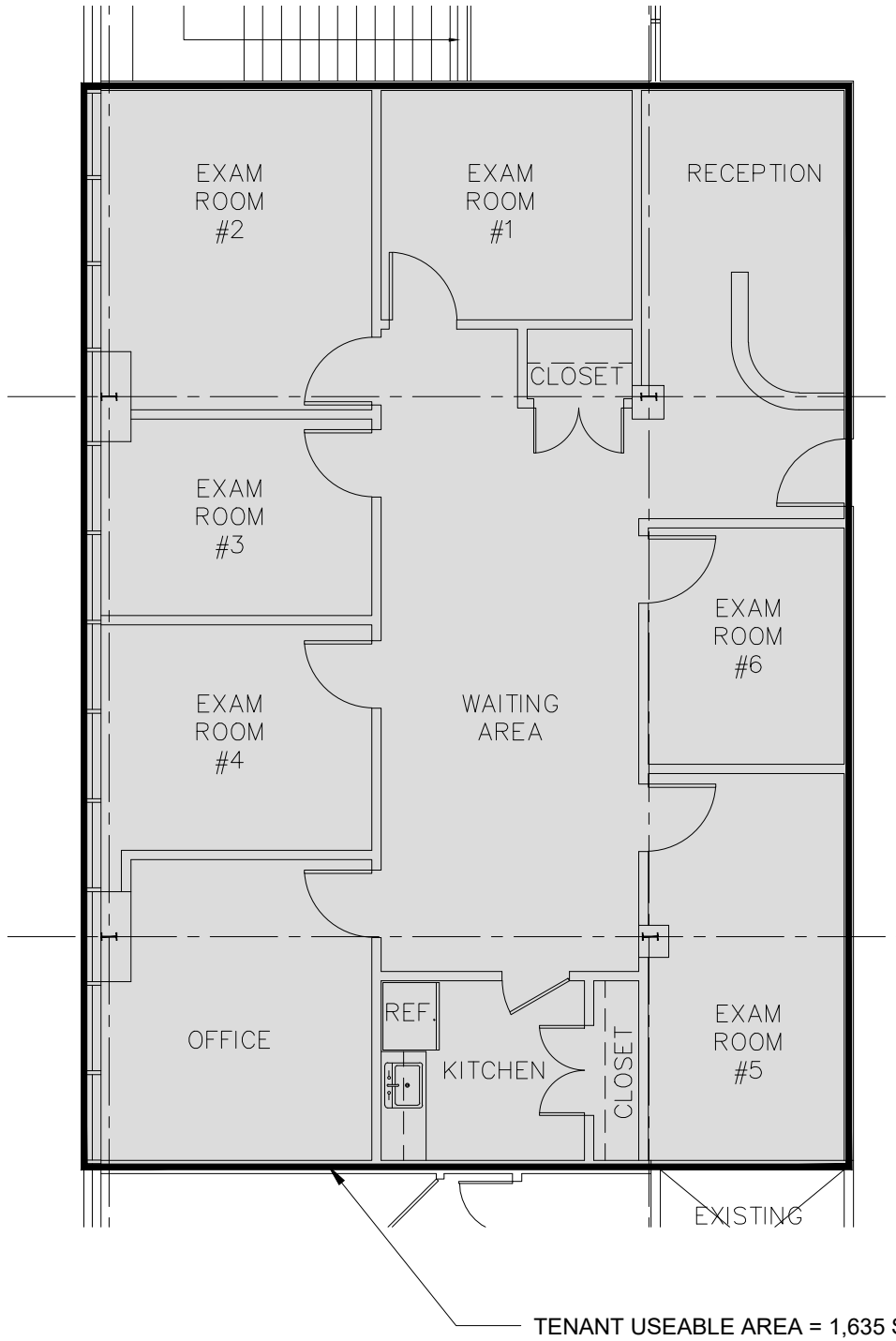
TENANT USEABLE AREA = 1,635 SF

TENANT AREA / TOTAL BUILDING AREA
 1,635 SF / 27,266 = 6.0%

TENANT SHARE OF COMMON AREA
 6.0% X 3,720 SF = 223 SF

TENANT USEABLE AREA = 1,635 SF
 TENANT SHARE OF COMMON AREA = 223 SF

TENANT TOTAL RENTABLE AREA = 1,858 SF



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 DRAWING:
 SECOND FLOOR TENANT SPACE
 NOTE:

SHEET:
SK-5