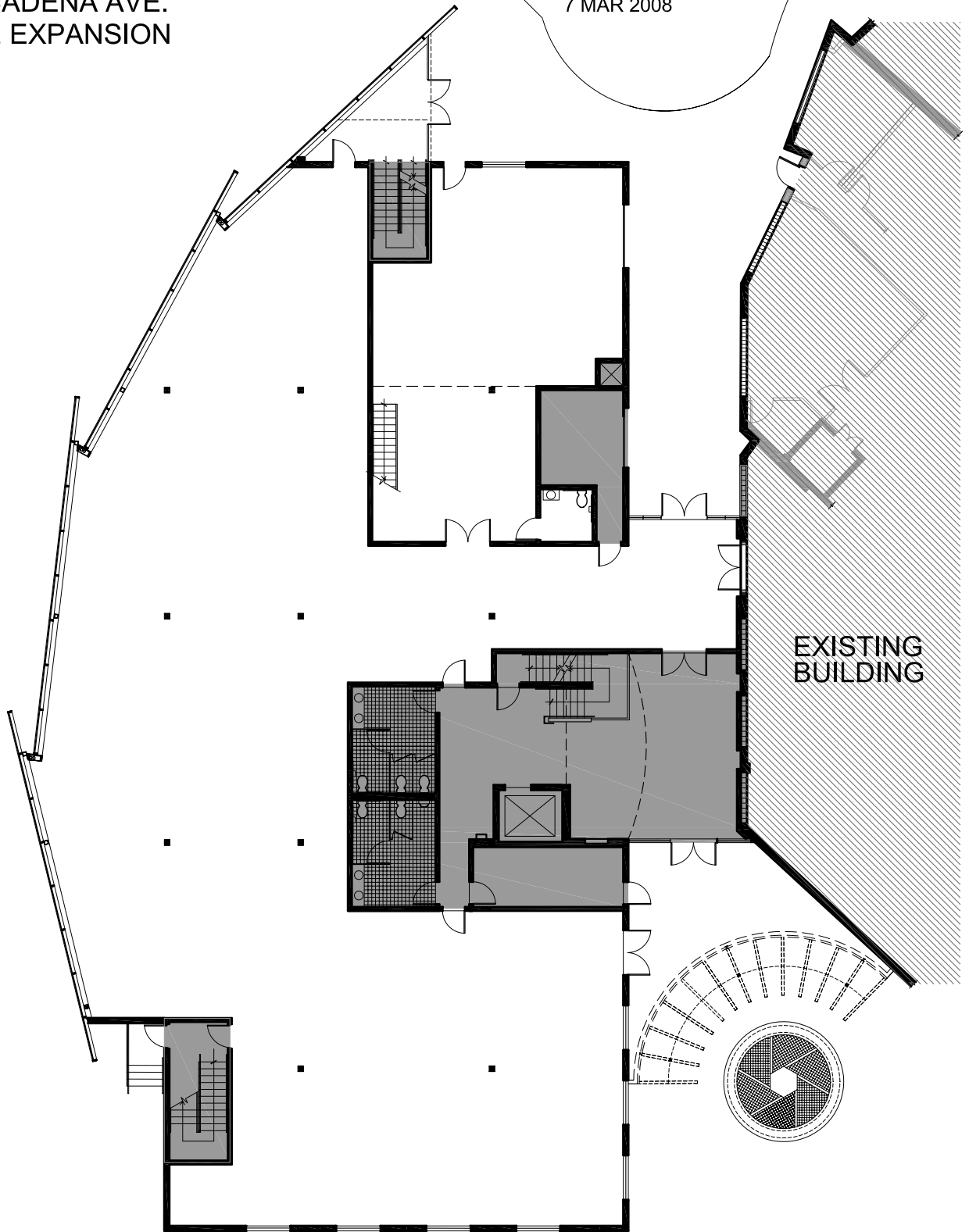


PICTURE ARTS  
99 PASADENA AVE.  
OFFICE EXPANSION

ChoyAssociates  
7 MAR 2008

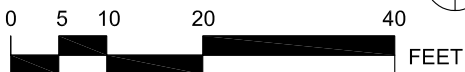


GROSS FLOOR AREA 10,613 s.f.

COMMON AREA 2,043 s.f.

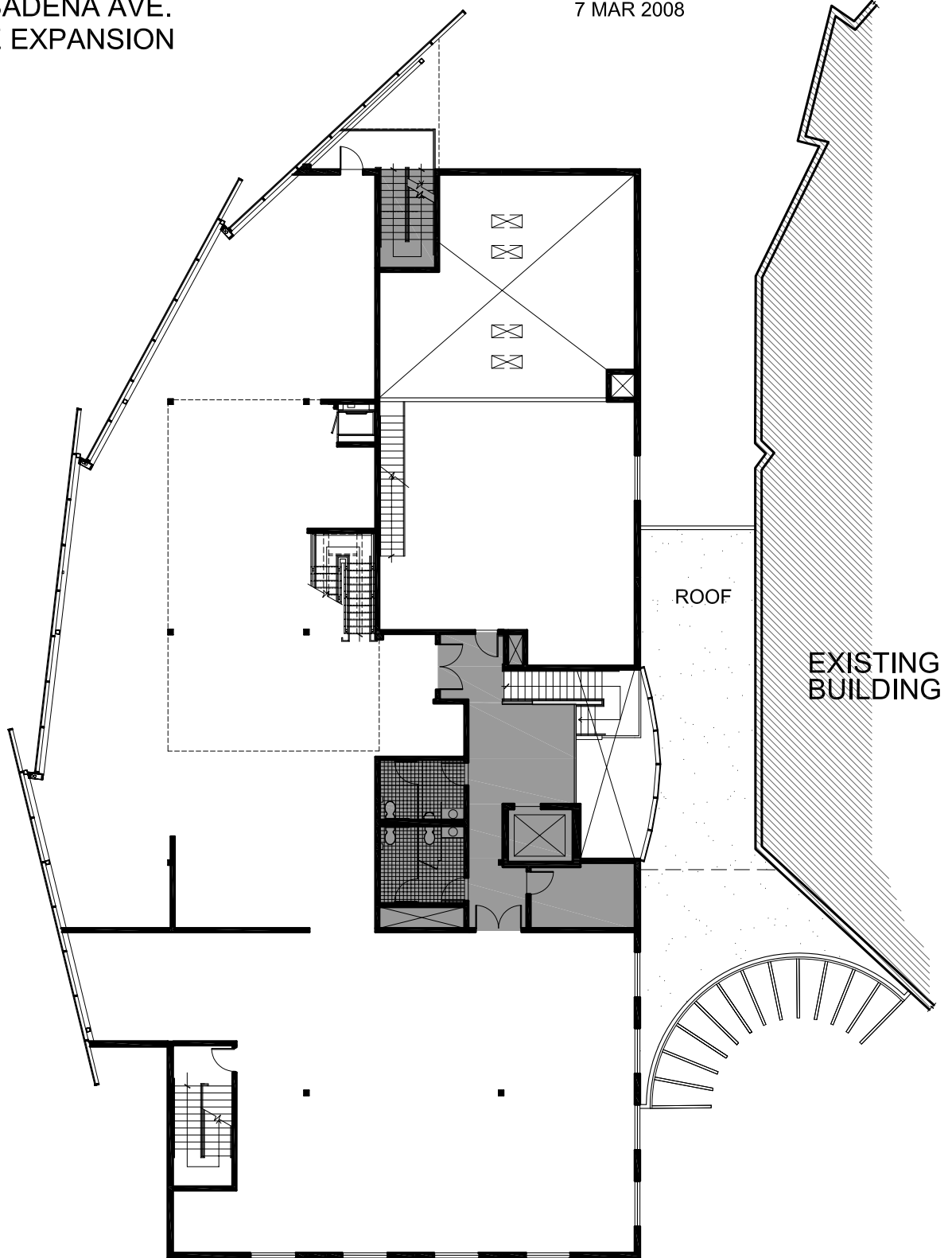
TENANT AREA 8,570 s.f.

FIRST FLOOR PLAN



PICTURE ARTS  
99 PASADENA AVE.  
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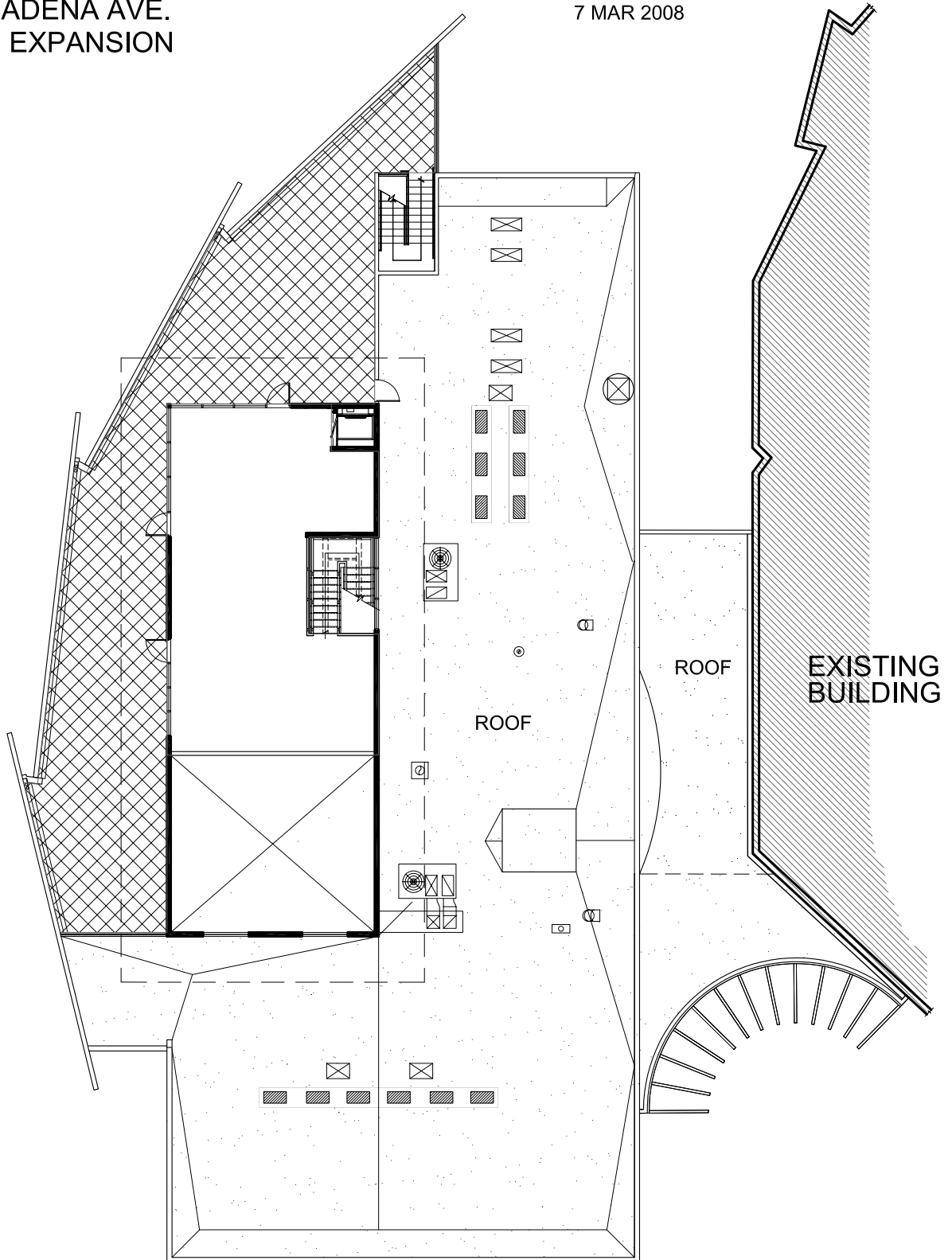
SECOND FLOOR PLAN



GROSS FLOOR AREA	8,619 s.f.
COMMON AREA	971 s.f.
TENANT AREA	7,648 s.f.

PICTURE ARTS  
 99 PASADENA AVE.  
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 7 MAR 2008



GROSS FLOOR AREA 1,116 s.f.

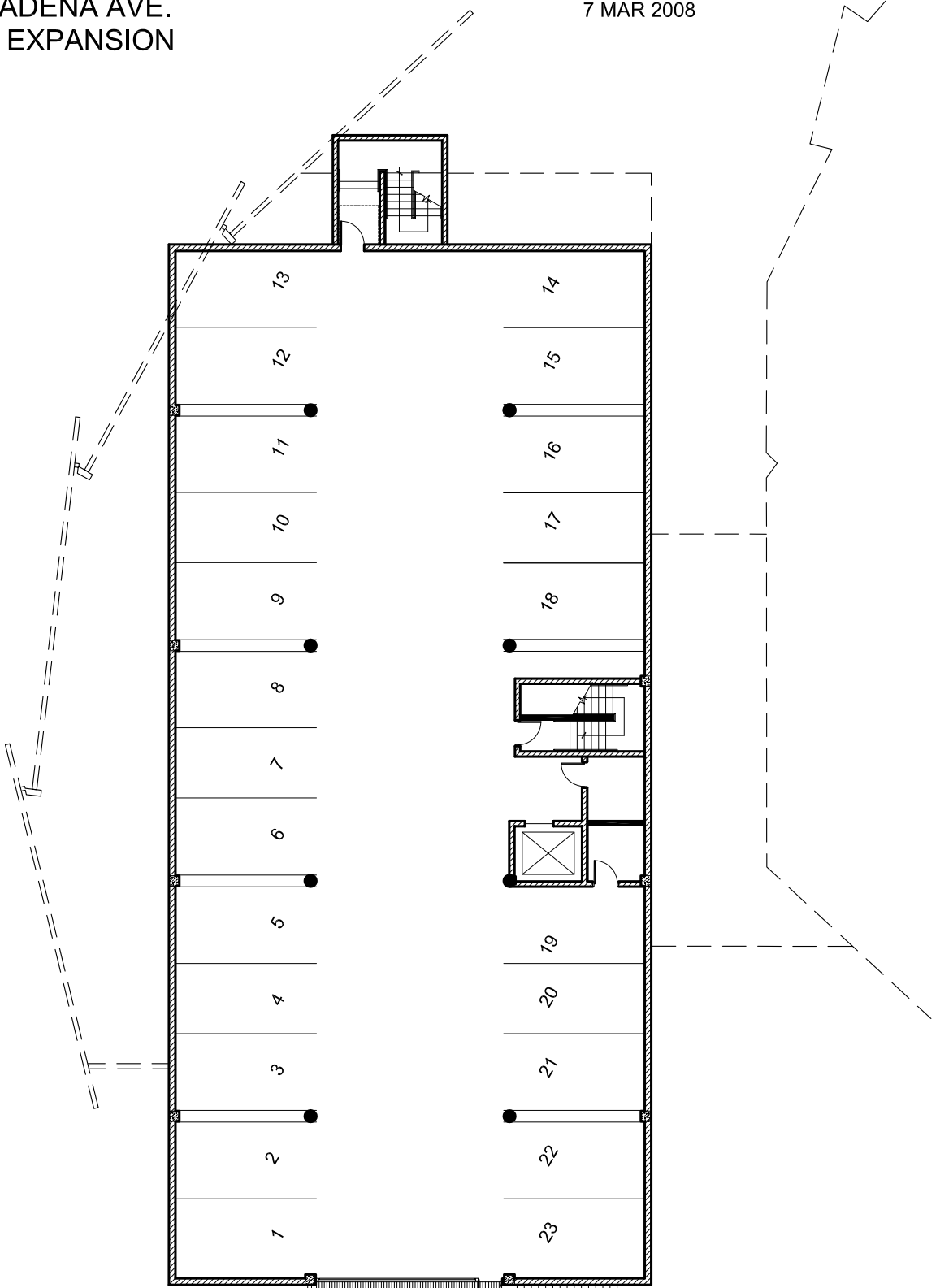
	COMMON AREA	N/A
	TENANT AREA	1,116 s.f.
	ROOF TERRACE	1,837 s.f.

THIRD FLOOR PLAN

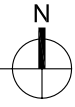
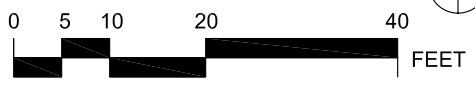


PICTURE ARTS  
 99 PASADENA AVE.  
 OFFICE EXPANSION

ChoyAssociates  
 7 MAR 2008



BASEMENT PARKING



RAMP DN

GROSS FLOOR AREA 8,454 s.f.  
 PARKING SPACES 23

TOTAL PARKING SPACES ON SITE 122 (72 NEW)