



SERVICES TO THE INDUSTRIAL,
LOGISTICS, WAREHOUSE &
FULFILLMENT SECTORS

SELECT PORTFOLIO EXAMPLES & FIRM INTRODUCTION

KIMMERLE GROUP

KIMMERLE NEWMAN Architects KIMMERLE Project Management
KIMMERLE Workspace KIMMERLE Real Estate Services
KIMMERLE Urban Studio KIMMERLE Branding Studio

KIMMERLE GROUP

Kimmerle Group is a multifaceted firm addressing all aspects of the built environment, from project conception, planning and design, through to furnishings, project completion and closeout. Our organization consists of six affiliated divisions with complementary specialties.

Our footprint is local, but our workload is national – we consistently deliver the same commitment to projects of all scales and we are experts in managing expectations and at meeting budgets and timelines.

Our headquarters are based in Harding Township, NJ, with offices in New York & Connecticut.

Our component areas of expertise address a broad range of service offerings:

KIMMERLE **NEWMAN** Architects

Thirty-year, award-winning architecture & interior architecture practice

KIMMERLE **Workspace**

Twenty-seven-year product & equipment purchasing agency

KIMMERLE **Urban Studio**

Research-based real estate, planning & urban design services

KIMMERLE **Project Management**

Full-project oversight from commencement to closeout

KIMMERLE **Real Estate Services**

Real estate development & management services with a specialized focus on the healthcare sector

KIMMERLE **Branding Studio**

Branding & image integration to carry an organizations message throughout its physical space

35 YEAR PROVEN
TRACK RECORD

30+ MEMBER STAFF &
SUPPORT TEAM

ONGOING ASSIGNMENTS AZ CA CT FL IL NJ NY PA WA

INTERNATIONAL ASSIGNMENTS Canada India Egypt Dubai Iran Iraq China



KIMMERLE NEWMAN Architects

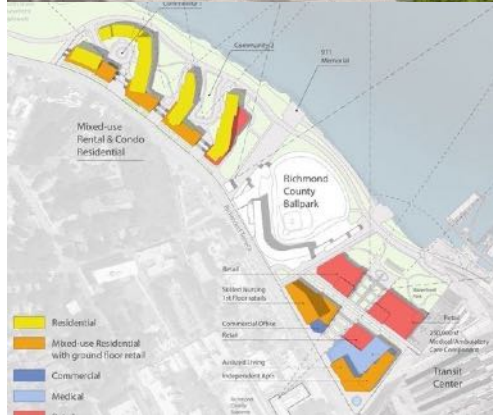
For over thirty years, Kimmerle Newman Architects has planned and executed a broad range of private, corporate, medical and institutional facilities. The studio's projects span all sectors, including office buildings, multi-use corporate campuses and town centers, hospitals, medical centers, industrial facilities, schools, and single/multi-family homes.

Kimmerle Newman Architects operates at the bleeding edge of design, and additionally serves beyond traditional architecture services: KNA is known for its unparalleled expertise in the leasing process. Providing a level of sophistication without equal in support of real estate transactions, KNA advances clients' interests by focusing on turnkey packages for these transactions.



KIMMERLE Urban Studio

Providing urban design, site planning and architectural services with an urban focus. Kimmerle Urban Studio combines ongoing research, teaching at major universities, and insight drawn from 30 years of practice to inform its work. Our team implements theory through an expanded platform of urban planning and master planning services for universities, private and public institutions, healthcare systems (often working closely with our affiliate, MedDev), non-profit organizations, REITs, community organizations and municipalities. Because of our expertise and insights, Kimmerle Urban Studio provides thoughtful leadership in all engagements related to urban and institutional planning, city design, and public policy.



KIMMERLE Workspace

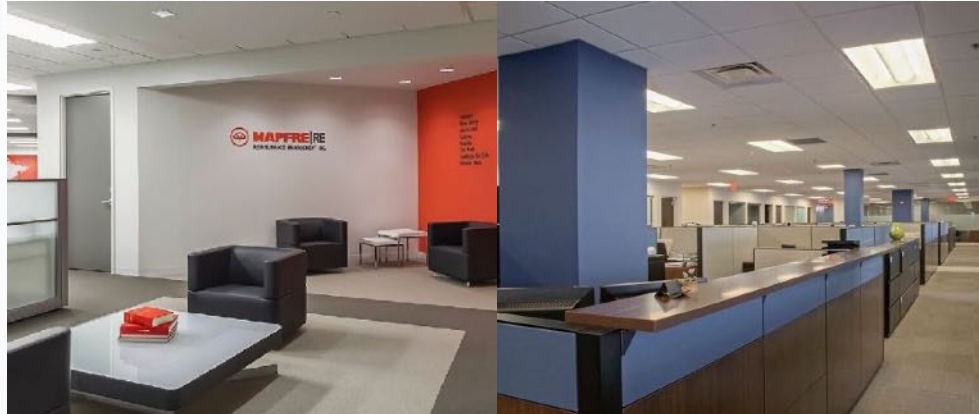
Kimmerle Workspace is the firm's furniture and equipment procurement division, ensuring that client needs and project vision are reflected at every level. As an integral part of Kimmerle Group's turnkey platform, Kimmerle Workspace works alongside KNA, Kimmerle Branding and Kimmerle Project Management to procure carefully selected furniture and equipment to Kimmerle Group's family of corporate clients for build-to-suits-, renovations or corporate relocations. Workspace's unique model provides competitive solicitation services involving manufacturer-direct pricing, resulting in national contract-level discounts from the largest furniture manufacturers. In the last five years, Workspace has delivered nearly \$30-million dollars in product representing over \$7.5 million in savings to the firm's clients.



KIMMERLE Project Management

Owner Representation and Project Management Services

Working with KNA and Kimmerle Real Estate Services, the Project Management group provides a full menu of owners' representation and project management services. This valuable service saves clients the stress, strain and staff associated with managing and monitoring the planning, design and construction processes, allowing a tenant or property owner to maintain focus on their day-to-day responsibilities and a building's daily operations.



KIMMERLE Branding Studio

Corporate Branding and Interior Design that Bring Your Identity to Life

By integrating corporate branding themes into architectural and interior design expression, Kimmerle Branding Studio assists corporations, small businesses and institutions in creating an environment that is an organic extension of their branded images. Examples of brand identity work includes graphic and video tools that convey an organization's mission and objectives to prospects; these may be 3D imagery and renderings, and branded interiors including signage, color schemes, fixtures and furnishing that align with a client's corporate identity.





LEADERSHIP



George J. Kimmerle, AIA, PP, NCARB, PhD
Founding President / Partner

George Kimmerle has more than 40 years of diverse industry experience. A registered architect and professional planner, George is also an adjunct at both NYU's Schack Institute of Real Estate and Rutgers University's Edward J. Bloustein School of Urban Planning and Public Policy. At the latter, he is completing his PhD, focusing his dissertation on urban redevelopment practice and policy, with a special concentration on community building, branding and institutional realignment for economic development. He is a member of the American Institute of Architects, the Urban Land Institute, Morris County Chamber of Commerce, and Society for College and University Planning. George earned his bachelor's degree in architecture from Washington University School of Architecture and his master's degree in architecture from the University of Michigan School of Architecture.



Paul S. Newman, AIA, CID
Vice President / Partner

From the inception of the firm, Newman has led the Kimmerle Newman Architects (KNA) team in all aspects of architectural and interior planning assignments and has been pivotal in establishing the firm's reputation as a full-service source for clients' needs. A registered architect and certified interior designer, Paul has extensive experience in corporate office, interior planning and medical work. He also has implemented countless green and LEED-certified projects. Paul has taught at NYU Schack Real Estate Institute and at the BOMA/BOMI Institute. He is a member of the AIA, the National Trust for Historic Preservation, New Jersey Superior Officers Association and the Morris County Chamber of Commerce. Paul is a graduate of NJIT with a bachelor's degree in architecture and has pursued continuing education courses at Harvard University.



LEADERSHIP



William J. Kimmerle, AIA, NCARB
Partner

William has been with Kimmerle Group for more than a decade in varying capacities ranging from senior designer to senior project manager, and most recently Partner. Within Kimmerle Group, he contributes a leading voice to the firm's development, and corporate and institutional practices; leads the firm's New York City Urban Studio offering; and has led the expansion of the firm's procurement practice, Workspace, since 2011. He earned a bachelor's degree in international studies with a minor in architecture from Washington University in St. Louis and a master's degree in architecture as a graduate fellow at the Rhode Island School of Design. He has experience with traveling studios in India and Turkey, and assistantships in historic property analysis and non-profit organization operations.



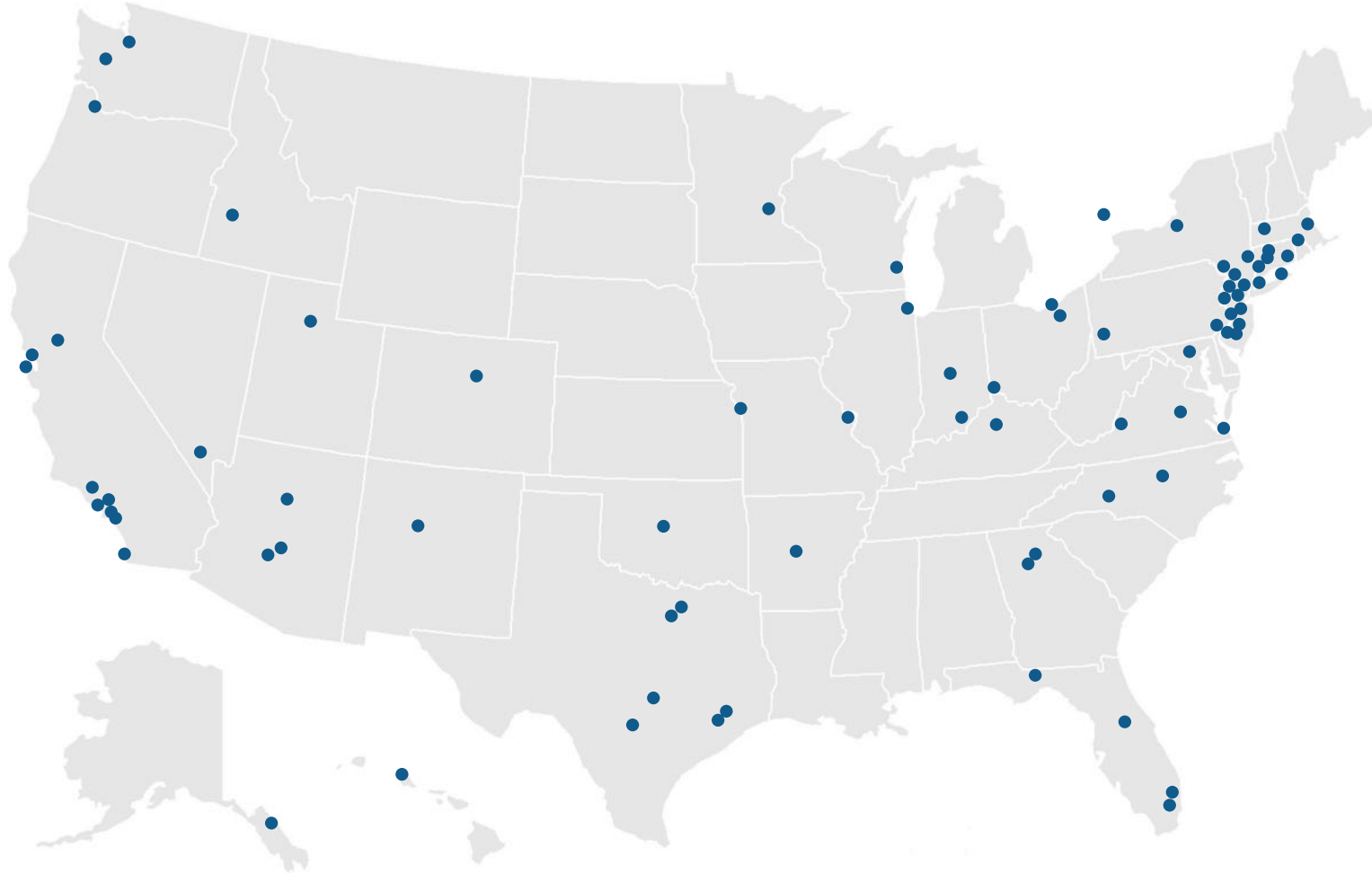
X. "Cindy" Cui, AIA, LEED AP BD+C
Partner

Cindy is a LEED-accredited professional who specializes in new construction, major renovations and has led the firm in finishing several LEED buildings.

Her work experience spans planning, architectural, urban design and interior design. She has worked in Europe, Asia and the United States on diverse projects ranging from hospital campus planning to small town redevelopment planning, office building design and construction management to high rise, mixed-use office towers. Cindy is a graduate of the HeBei Institute of Technology in mainland China with a bachelor's degree in architecture, and Kent State University with both bachelor's and master's degrees in architecture.

OUR PROJECT FOOTPRINT

AK	Juneau	NC	Charlotte	Canada	Calgary
AZ	Avondale Flagstaff Phoenix Scottsdale	NJ	Burlington County Essex County Hudson County Hunterdon County Mercer County Monmouth County Morris County Ocean County Passaic County Somerset County Sussex County Union County Warren County		Montreal
AR	Conway			Costa Rica	San Jose
CA	Century City Costa Mesa Irvine Los Angeles Newport Beach Oakland Orange Sacramento San Diego San Francisco	NM	Albuquerque	Egypt	Cairo
CO	Denver	NY	Manhattan Brooklyn Queens Staten Island Orange County Rockland County Westchester County Lake Success Mineola Pearl River Syosset Syracuse	India	Mumbai
CT	Danbury Glastonbury Hartford North Haven Rocky Hill Stamford Stonington	NC	Charlotte Raleigh		
DC	Washington, DC	NV	Las Vegas		
FL	Fort Lauderdale Fort Meyers Lake Mary Miami North Miami Orlando Sarasota Tallahassee West Palm Beach	OH	Akron Cincinnati Cleveland		
GA	Alpharetta Atlanta Roswell	OK	Oklahoma City		
HI	Honolulu	OR	Portland		
ID	Boise	PA	Allentown Bucks County Philadelphia Pittsburgh		
IL	Chicago	RI	Providence		
IN	Indianapolis	TX	Austin Dallas Fort Worth Houston Richardson San Antonio		
KY	Louisville	UT	Salt Lake City		
MD	Baltimore Gaithersburg	VA	Richmond Roanoke Virginia Beach		
MA	Boston Springfield	WA	Olympia Seattle		
MI	Southfield	WI	Milwaukee		
MN	Bloomington Minneapolis				
MO	Kansas City St. Louis				

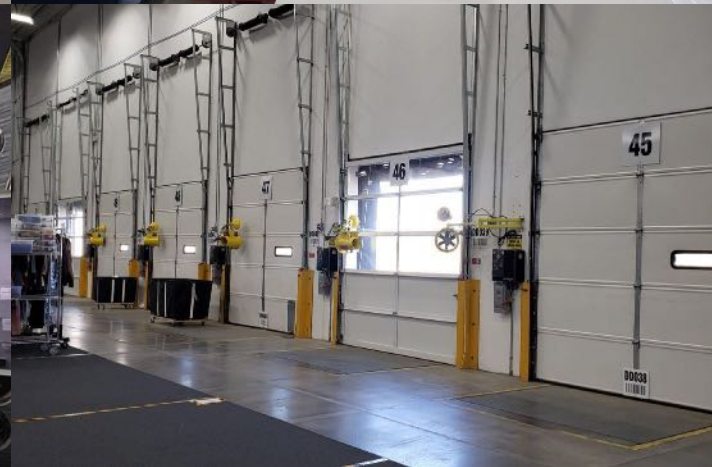




SELECT INDUSTRIAL, DISTRIBUTION & LOGISTICS PROJECT EXAMPLES

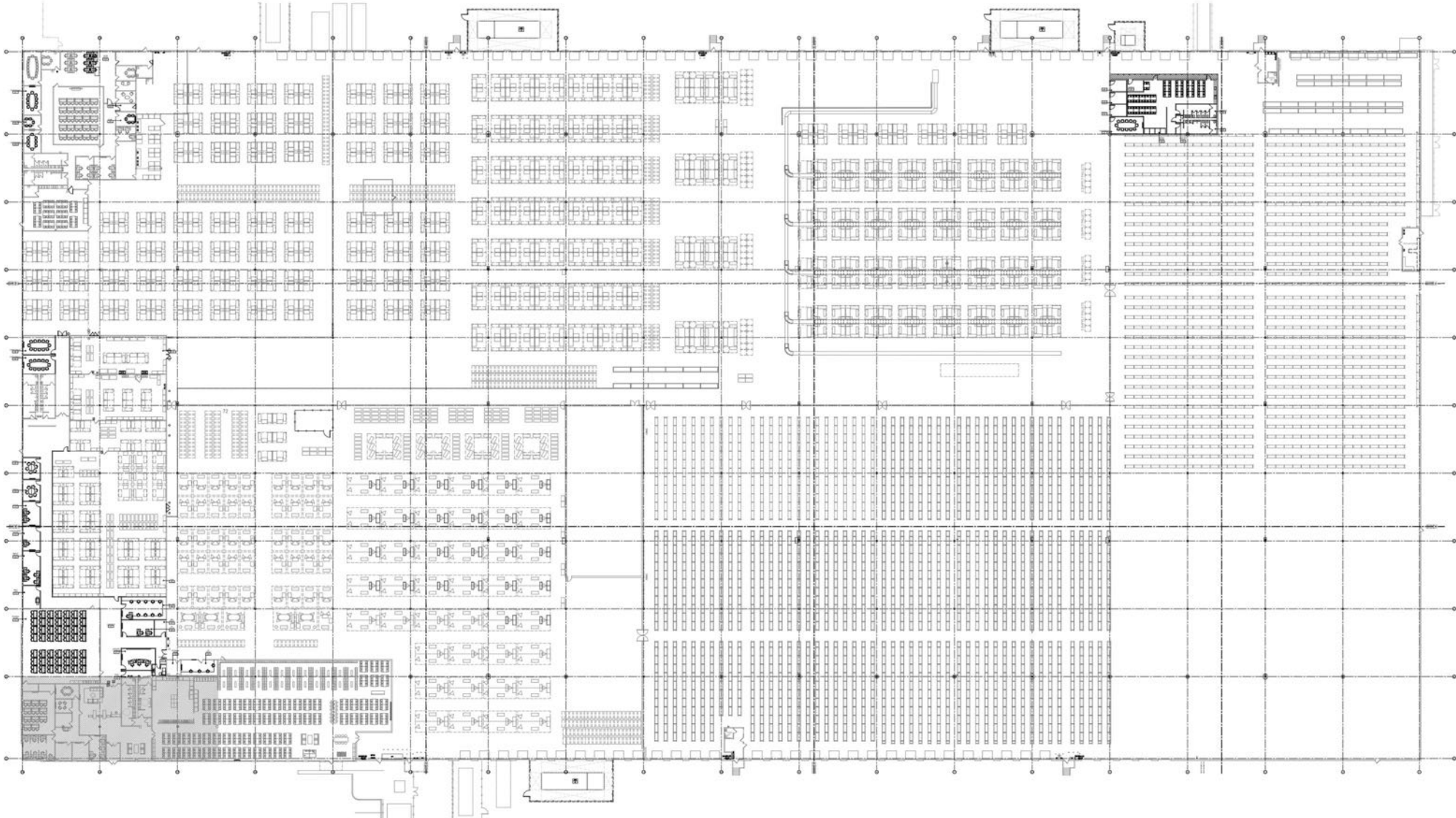


INDUSTRIAL & WAREHOUSE: Fulfillment & Production Centers



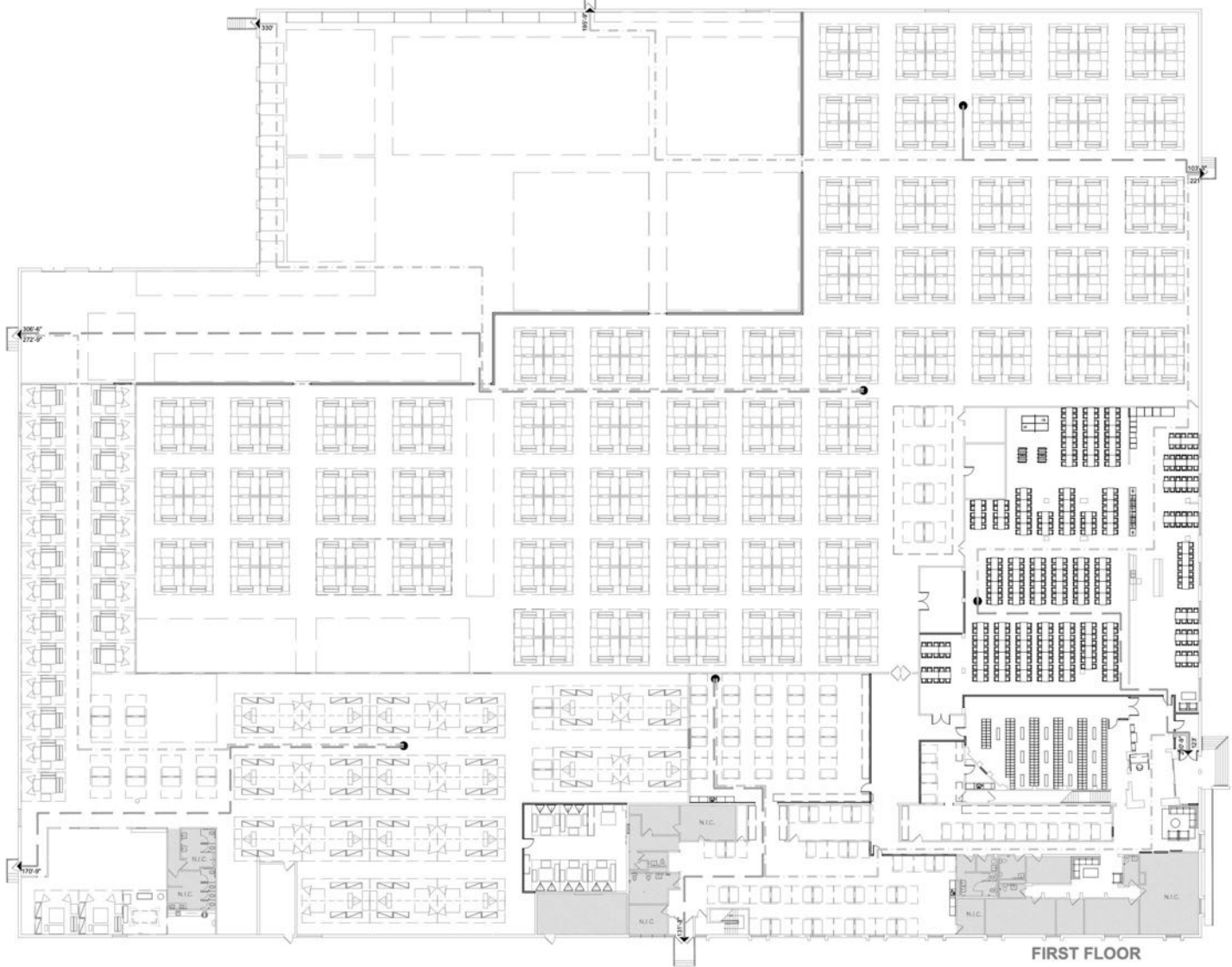
E-Commerce Company (Phoenix, AZ / Perth Amboy, NJ / Secaucus, NJ)

INDUSTRIAL & WAREHOUSE: Fulfillment & Production Centers



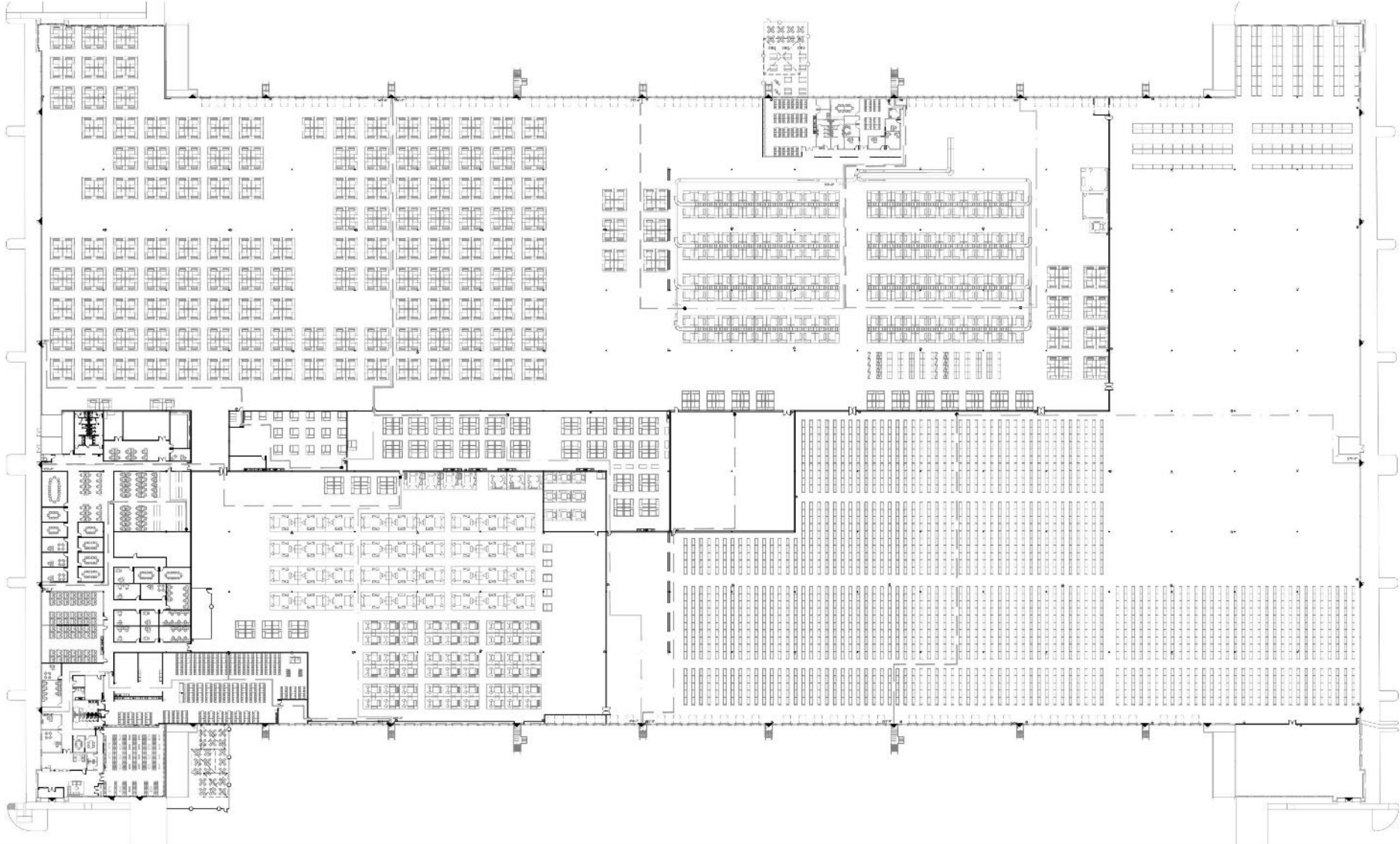
E-Commerce Company (492,000 SF – Perth Amboy, NJ)

INDUSTRIAL & WAREHOUSE: Fulfillment & Production Centers



E-Commerce Company (120,000 SF – Secaucus, NJ)

INDUSTRIAL & WAREHOUSE: Fulfillment & Production Centers



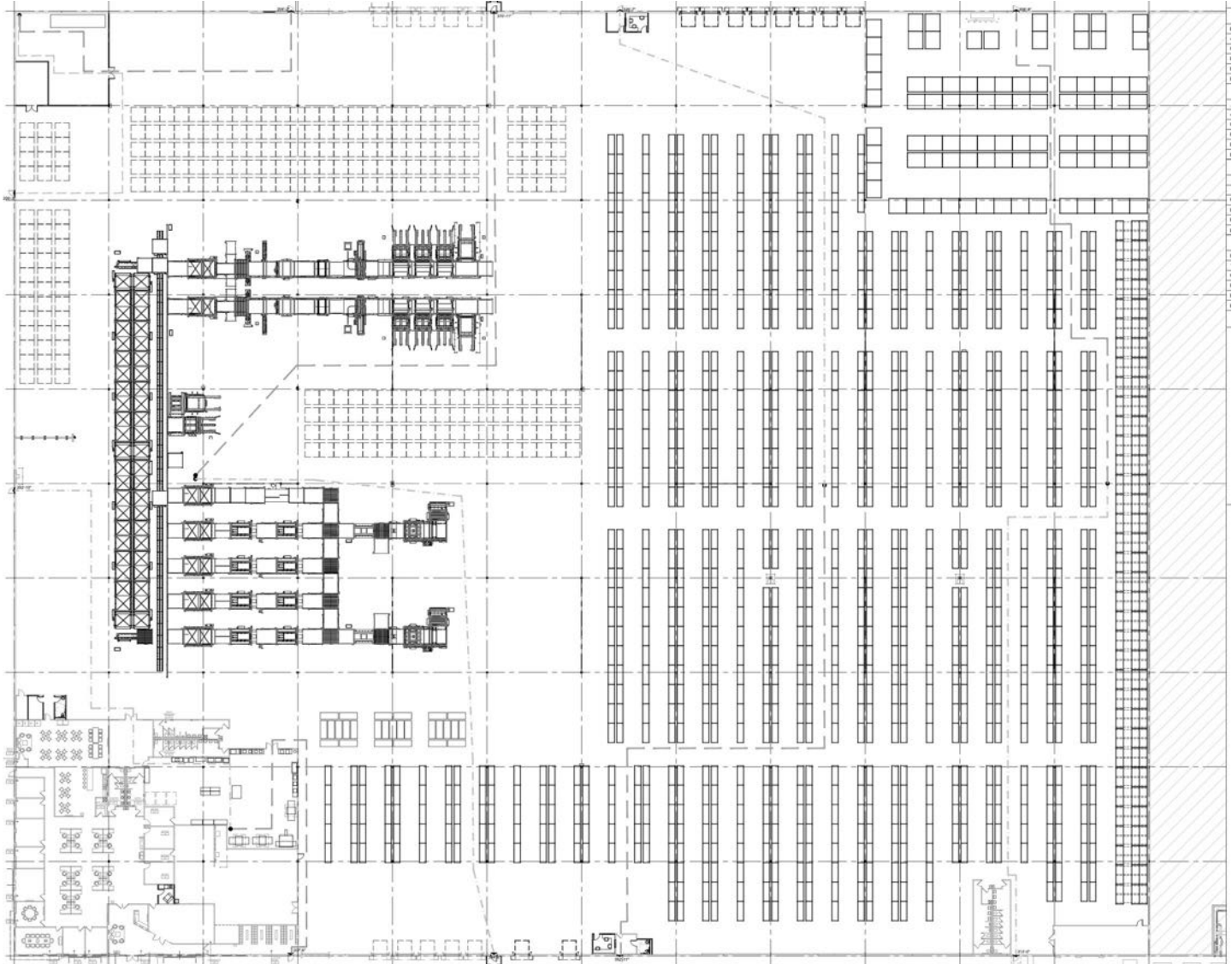
E-Commerce Company (593,000 SF – Phoenix, AZ)

INDUSTRIAL & WAREHOUSE: Production & Fulfillment



Consumer Goods Manufacturer & Distributor (289,000 SF – Jefferson, IN)

INDUSTRIAL & WAREHOUSE: Production & Fulfillment



Consumer Goods Manufacturer & Distributor (289,000 SF – Jefferson, IN)

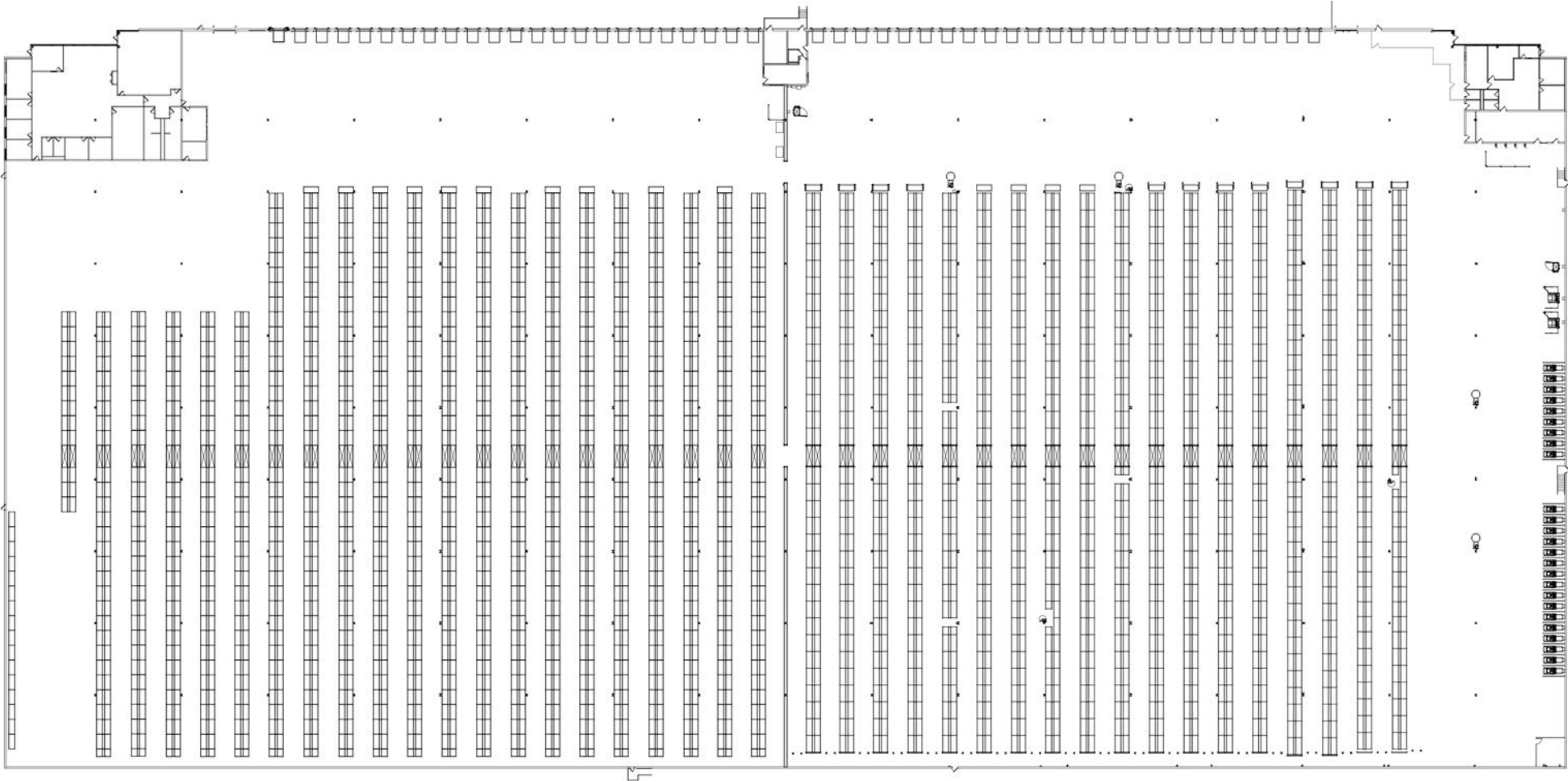
INDUSTRIAL & WAREHOUSE: Core & Shell



52 Cragwood Road (60,000 SF – South Plainfield, NJ)

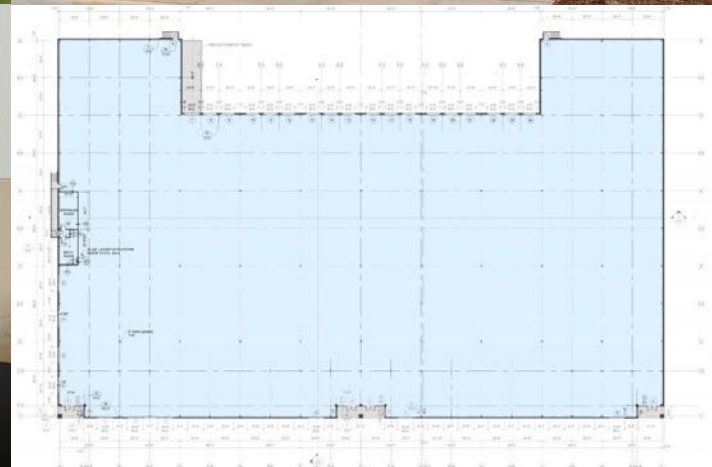


INDUSTRIAL & WAREHOUSE: Production & Fulfillment



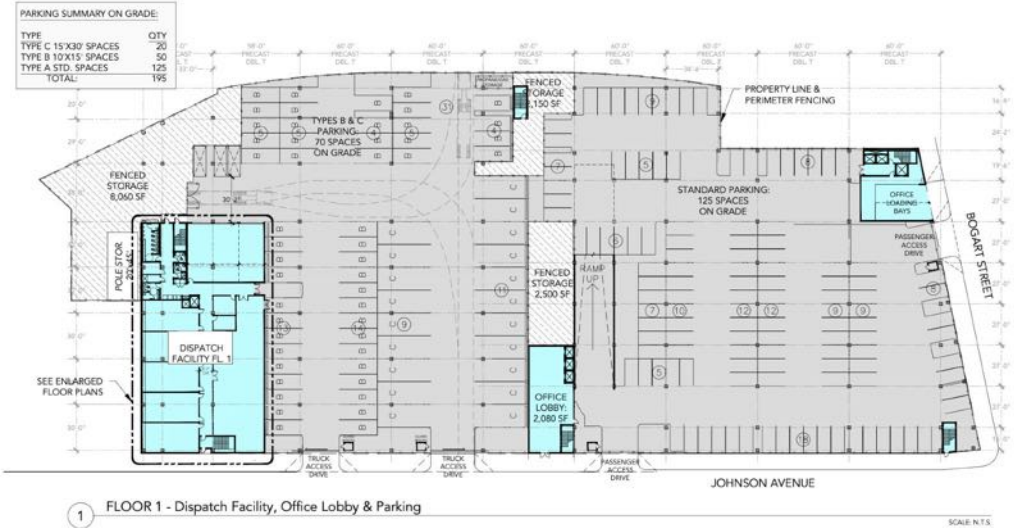
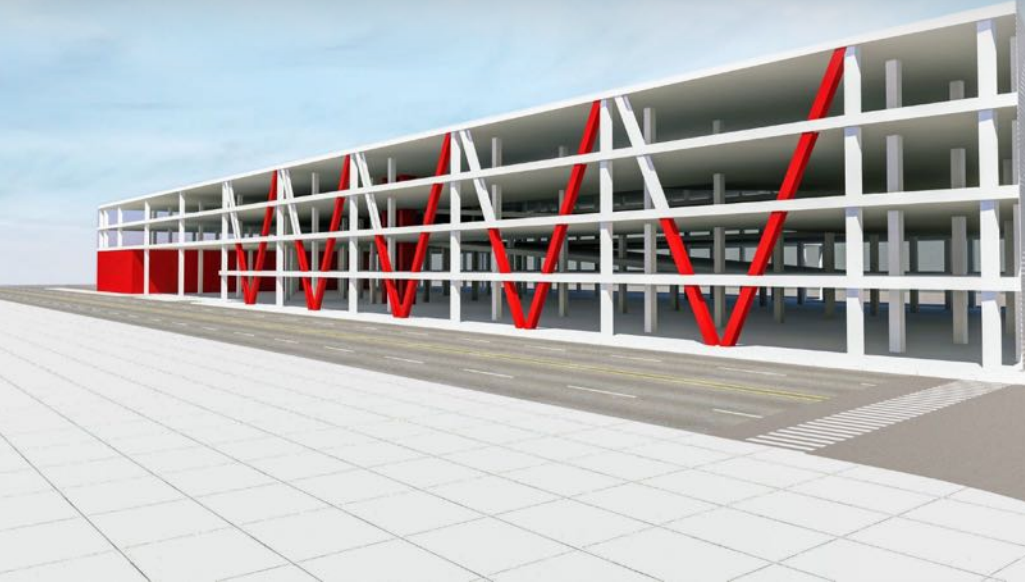
Warehouse & Distribution (356,000 SF – Chicago, IL Submarket)

INDUSTRIAL & WAREHOUSE: Core & Shell, Logistics Centers



117 Sunfield (89,000 SF – Edison, NJ)

INDUSTRIAL & WAREHOUSE: New Site Development



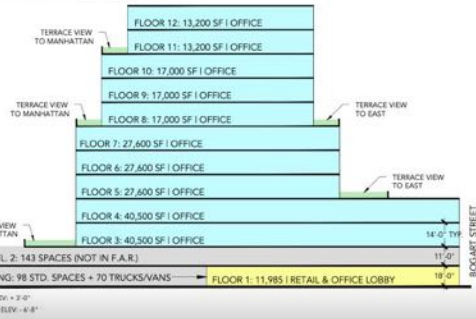
1 FLOOR 1 - Dispatch Facility, Office Lobby & Parking

333 JOHNSON AVENUE, BROOKLYN, NY

ZONE	MS-1
LOT AREA:	127,862.8 SF
FAR:	2.00
DEVELOPMENT:	255,725.6 SF

	GROSS AREA	ZONING FLOOR AREA	RENTABLE AREA
CELLAR (PARKING)	30,371 SF	0 SF	0 RSF
FLOOR 1	12,037 SF	11,315 SF	16,489 RSF
(COVERED PARKING)	47,762 SF	0 SF	0 RSF
(OFFICE LOBBY/LDG.)	5,982 SF	4,337 SF	0 RSF
(RETAIL)	7,431 SF	6,985 SF	7,431 RSF
FLOOR 2	5,498 SF	5,168 SF	7,532 RSF
(ENCLOSED PARKING)	61,175 SF	0 SF	0 RSF
FLOOR 3 (OFFICE)	40,500 SF	38,070 SF	53,425 RSF
FLOOR 4 (OFFICE)	40,500 SF	38,070 SF	53,425 RSF
FLOOR 5 (OFFICE)	27,600 SF	25,944 SF	35,753 RSF
FLOOR 6 (OFFICE)	27,600 SF	25,944 SF	35,753 RSF
FLOOR 7 (OFFICE)	27,600 SF	25,944 SF	35,753 RSF
FLOOR 8 (OFFICE)	17,000 SF	15,980 SF	21,233 RSF
FLOOR 9 (OFFICE)	17,000 SF	15,980 SF	21,233 RSF
FLOOR 10 (OFFICE)	17,000 SF	15,980 SF	21,233 RSF
FLOOR 11 (OFFICE)	13,200 SF	12,408 SF	16,027 RSF
FLOOR 12 (OFFICE)	13,200 SF	12,408 SF	16,027 RSF
TOTAL	381,085 SF	254,533 SF	341,315 RSF

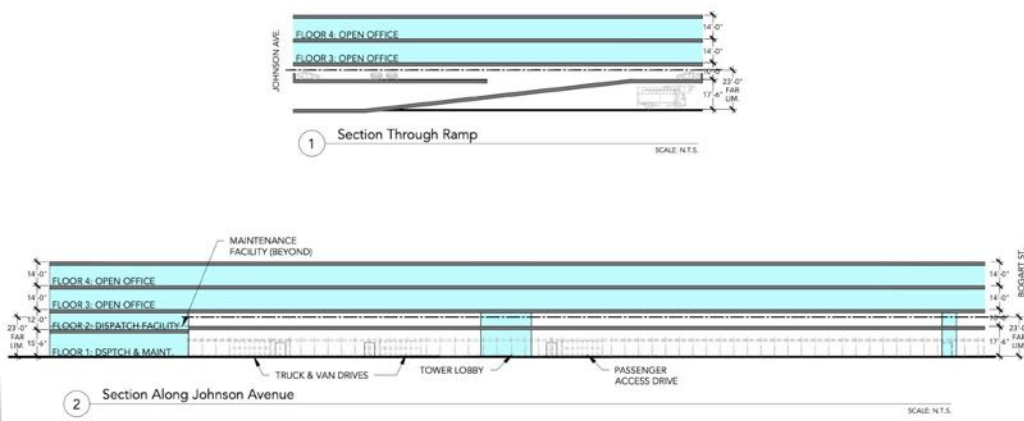
STANDARD SPACES:	89 SPACES
CELLAR:	99 SPACES
FLOOR 1:	143 SPACES
FLOOR 2:	331 SPACES
SUBTOTAL:	331 SPACES
NOTE: INCLUDES:	200 REQ'D SPACES
VAN & TRUCK SPACES:	50 SPACES
10x25' SPACES:	20 SPACES
15x35' SPACES:	70 SPACES
SUBTOTAL:	70 SPACES
GRAND TOTAL:	401 SPACES
CELLAR ALT. EXPANSION:	ADDITIONAL 29 SPACES
SHEET 24:	



1 SITE SECTION ALONG JOHNSON AVENUE

SCALE: N.T.S.

333 Johnson, Williamsburg, Brooklyn, NY 333 JOHNSON AVENUE, BROOKLYN, NY

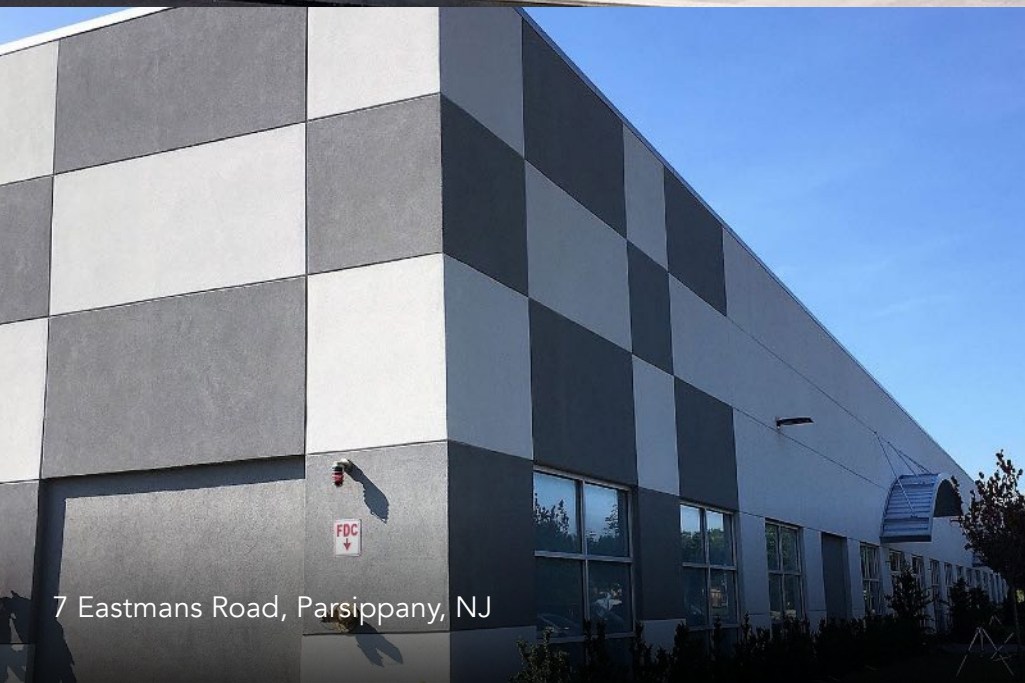


2 Section Along Johnson Avenue

SCALE: N.T.S.

333 JOHNSON AVENUE, BROOKLYN, NY

INDUSTRIAL & WAREHOUSE: New Site Development

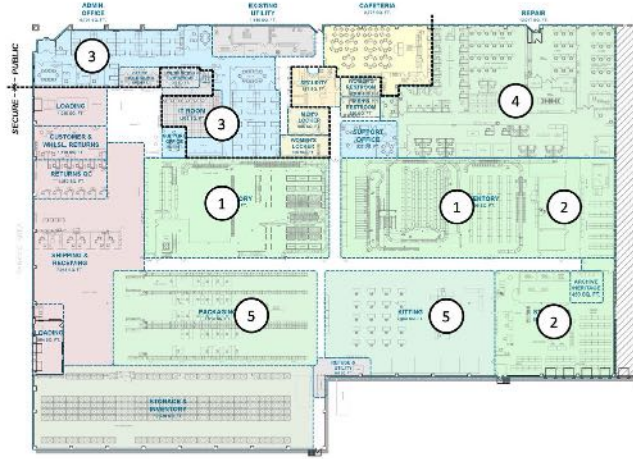


7 Eastmans Road, Parsippany, NJ

PROCESS EXAMPLE: INDUSTRIAL & LOGISTICS PROGRAMMING & PLANNING

CURRENT CONCERNS

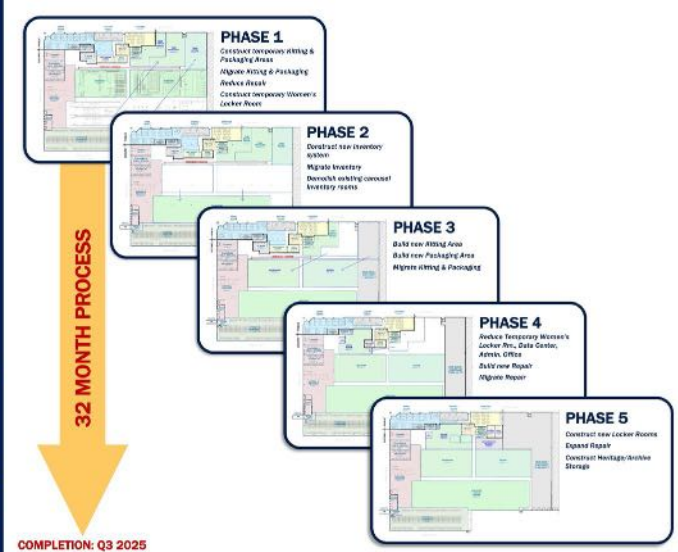
- Concerns**
1. Inefficient Inventory & Picking systems
 2. Inefficient Inventory Management with historic vault construction prohibiting new layouts
 3. Oversized Administrative Office & Data Center
 4. Oversized Repair area
 5. Highly manual Picking operation and delivery to Kitting / Packaging



OPTION: REFIT IN PLACE

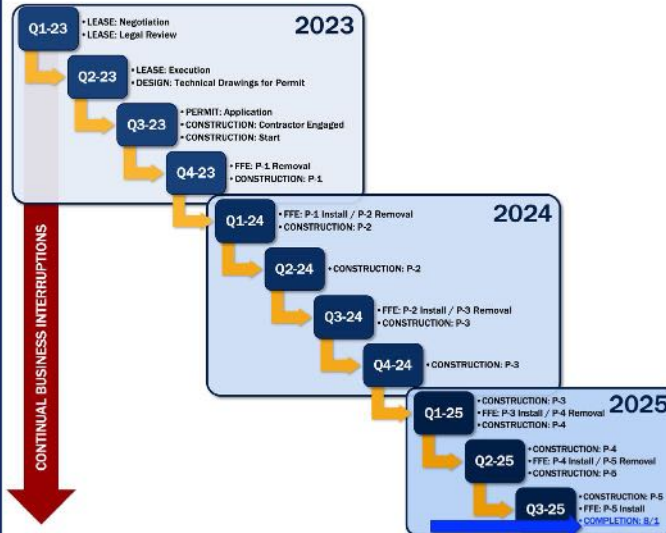
- Tenant Area: 99,962 SF
 Refit Cost: \$ 14,258,387
 \$ 143/SF
- Five phases of work over 32 months
 - Maintaining operations during renovation and new systems installation significantly increases cost and lengthens timeline
 - Continual installation and reinstallation of equipment, security systems, data systems for 32 months
 - Multiple temporary moves for some groups (Kitting, Packaging, Repair)
 - Interruptions of construction due to high volume sales periods when work must stop are not anticipated in current schedule
 - Risk due to third party contractors on site for three years, continual changes in security demarcation

Fit out costs above include all construction trades (including new mechanical units), general contractor fees and insurance, relocation costs, consultant fees.
 Not Included: security systems, audiovisual, data wiring, furniture, new inventory/picking equipment.



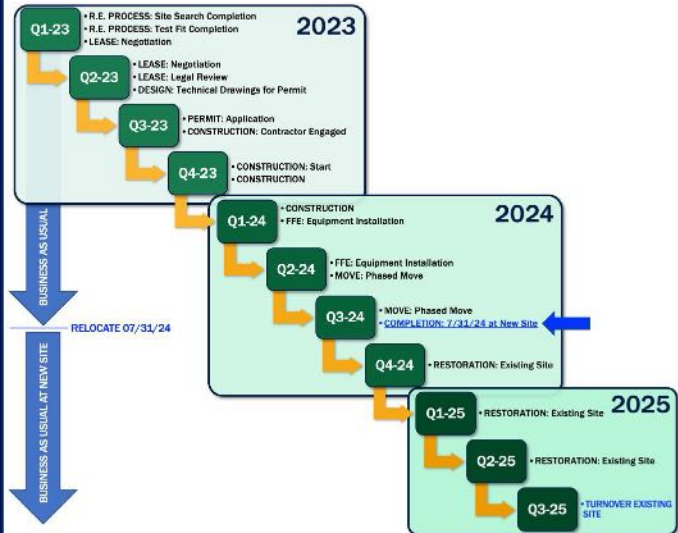
TIMELINE: REFIT

REFIT IN PLACE



TIMELINE: MOVE

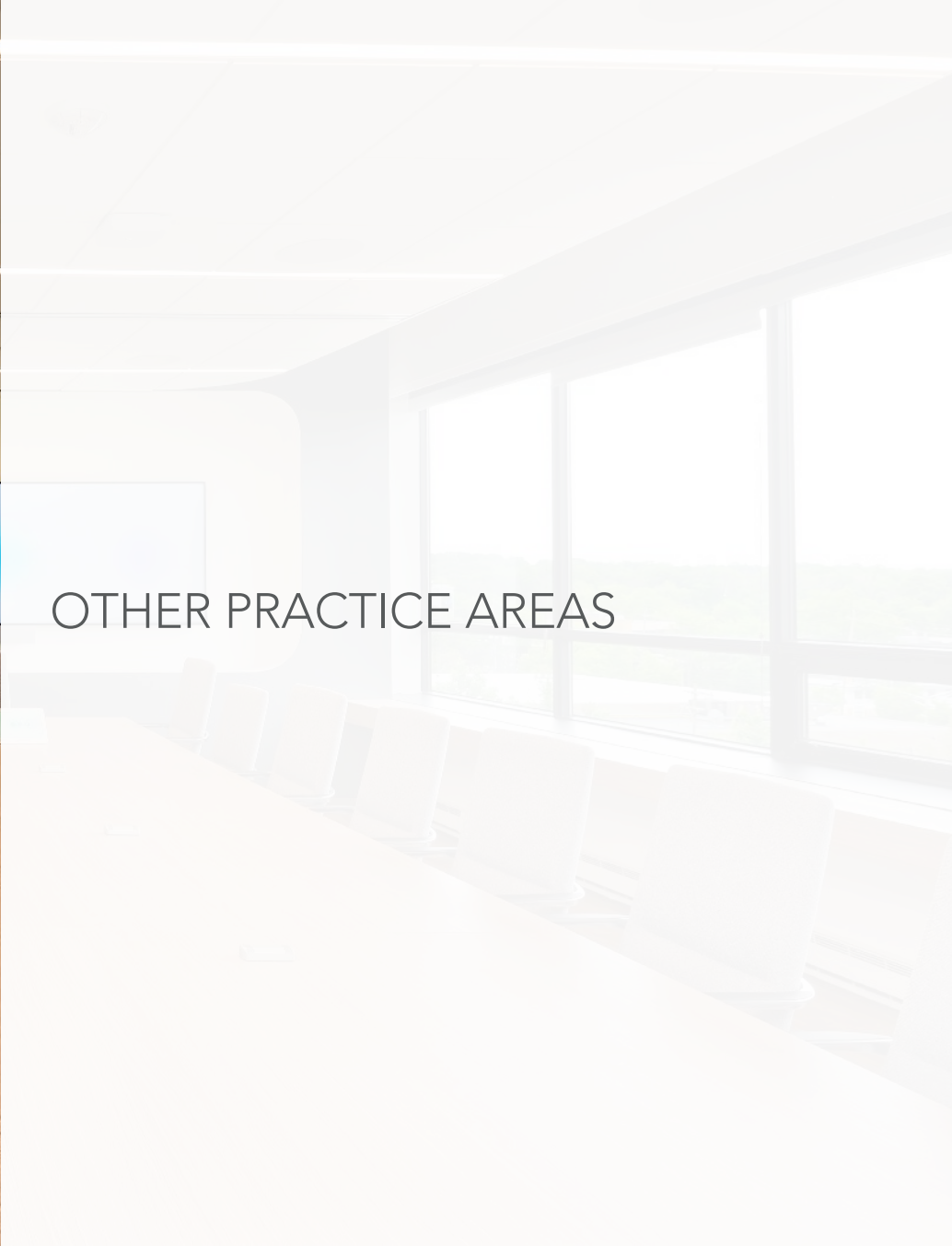
RELOCATION TO NEW SITE



Reconfiguration and Relocation Options Analysis

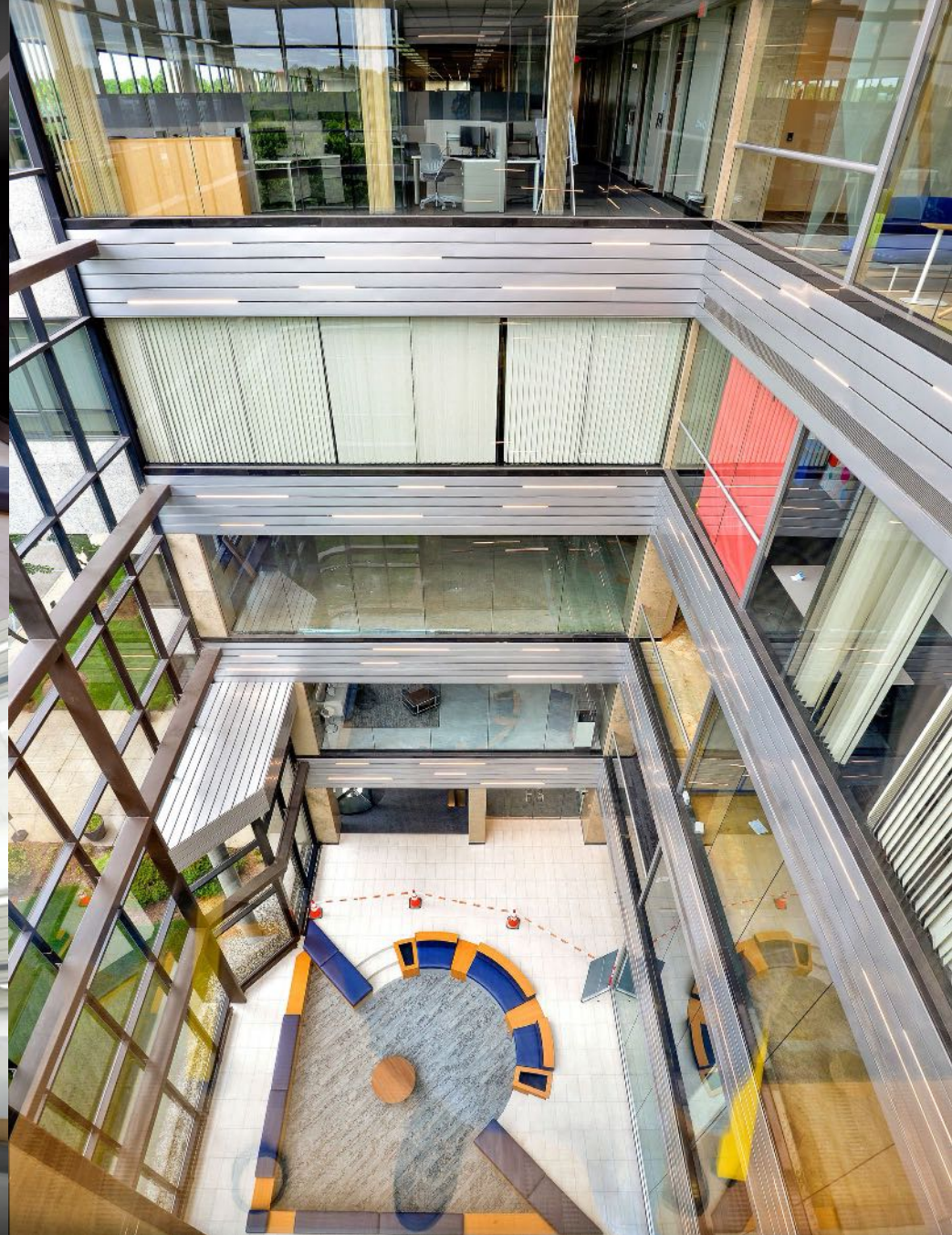
PROCESS EXAMPLE: Industrial & Logistics Programming & Alternate Space Utilization Scenarios

CURRENT STATE				BASE ADJUSTMENTS TO CURRENT STATE				SCENARIO A Consolidate at 285 E Fullerton and 6525 Muirfield				SCENARIO B All Carrol Stream Divested				SCENARIO C All Carrol Stream Divested, Greater Utah Consolidation			
				Elimination of uses no longer continuing Adjustment to existing spaces to improve process efficiency				315 E Fullerton Divested Labs / R&D / Lig. Blending to Muirfield; Other to 285 E Fullerton 285 E Fullerton Remain in Place and Expand				315 E Fullerton Functions to 6525 Muirfield 285 E Fullerton Functions to 6525 Muirfield				315 E Fullerton Functions to 6525 Muirfield and Utah 285 E Fullerton Functions to 6525 Muirfield and Utah			
Notes Employee wellness spaces right-sized to appropriate areas (locker rooms, restrooms, break rooms). Grindings identified as no longer an on-site function				Notes Employee wellness spaces right-sized to appropriate areas (locker rooms, restrooms, break rooms). Grindings identified as no longer an on-site function				Notes Increases include: 6525 Muirfield shows only additional area at 6525 Muirfield (e.g. Breakroom is expanded, but Sum of Future Area A).				Notes Redundant uses eliminated by consolidating to a single site (additional restrooms, restrooms, locker rooms, mechanical, etc.)				Notes Approximately 19,810 SF of uses relocated to Utah (will require less area due to existing efficiencies and operations in place)			
Group Area	Column Labels	Column Labels	Grand Total	Sum of Adjusted Area	Column Labels	Column Labels	Grand Total	Sum of Future Area A	Column Labels	Column Labels	Grand Total	Sum of Future Area B	Column Labels	Column Labels	Grand Total	Sum of Future Area C	Column Labels	Column Labels	Grand Total
Row Labels	285 E Fullerton	315 E Fullerton	Grand Total	285 E Fullerton	315 E Fullerton	Grand Total	285 E Fullerton	315 E Fullerton	6525 Muirfield	Grand Total	285 E Fullerton	315 E Fullerton	6525 Muirfield	Grand Total	285 E Fullerton	315 E Fullerton	6525 Muirfield	Grand Total	
Circulation (not integral to other areas)	1,064 SF	2,046 SF	3,110 SF	Circulation (not integral to other areas)	825 SF	0 SF	825 SF	Circulation (not integral to other areas)	480 SF	345 SF	825 SF	Circulation (not integral to other areas)	345 SF	445 SF					
Circulation	826 SF	826 SF	1,652 SF	Circulation	826 SF	826 SF	1,652 SF	Circulation	480 SF	345 SF	825 SF	Circulation	345 SF	445 SF					
Cross Corridor	0 SF	0 SF	0 SF	Cross Corridor	0 SF	0 SF	0 SF	Cross Corridor	0 SF	0 SF	0 SF	Cross Corridor	0 SF	0 SF					
Obsolete Circulation	238 SF	2,046 SF	2,284 SF	Obsolete Circulation	0 SF	0 SF	0 SF	Obsolete Circulation	1,845 SF	1,845 SF	3,690 SF	Obsolete Circulation	1,845 SF	1,845 SF					
Dry Blending Inventory	1,845 SF	1,845 SF	3,690 SF	Dry Blending Inventory	1,845 SF	1,845 SF	3,690 SF	Dry Blending Inventory	1,845 SF	1,845 SF	3,690 SF	Dry Blending Inventory	1,845 SF	1,845 SF					
Dry Warehouse	1,845 SF	1,845 SF	3,690 SF	Dry Warehouse	1,845 SF	1,845 SF	3,690 SF	Dry Warehouse	1,845 SF	1,845 SF	3,690 SF	Dry Warehouse	1,845 SF	1,845 SF					
Dry Blending Production	5,964 SF	4,576 SF	10,540 SF	Dry Blending Production	5,969 SF	4,840 SF	10,749 SF	Dry Blending Production	5,969 SF	4,840 SF	10,749 SF	Dry Blending Production	5,969 SF	4,840 SF					
Dry Blending	2,171 SF	2,921 SF	5,092 SF	Dry Blending	800 SF	3,900 SF	4,700 SF	Dry Blending	800 SF	3,900 SF	4,700 SF	Dry Blending	800 SF	3,900 SF					
Equipment Wash	492 SF	492 SF	984 SF	Equipment Wash	250 SF	250 SF	500 SF	Equipment Wash	250 SF	250 SF	500 SF	Equipment Wash	250 SF	250 SF					
Mix & Product Batching	364 SF	364 SF	728 SF	Mix & Product Batching	0 SF	0 SF	0 SF	Mix & Product Batching	0 SF	0 SF	0 SF	Mix & Product Batching	0 SF	0 SF					
Packaging	529 SF	529 SF	1,058 SF	Packaging	800 SF	800 SF	1,600 SF	Packaging	800 SF	800 SF	1,600 SF	Packaging	800 SF	800 SF					
Packing	728 SF	728 SF	1,456 SF	Packing	400 SF	400 SF	800 SF	Packing	400 SF	400 SF	800 SF	Packing	400 SF	400 SF					
Plant Plant	292 SF	292 SF	584 SF	Plant Plant	290 SF	290 SF	580 SF	Plant Plant	290 SF	290 SF	580 SF	Plant Plant	290 SF	290 SF					
Sifting	850 SF	850 SF	1,700 SF	Sifting	850 SF	850 SF	1,700 SF	Sifting	850 SF	850 SF	1,700 SF	Sifting	850 SF	850 SF					
(bank)	3,964 SF	3,964 SF	7,928 SF	(bank)	4,250 SF	4,250 SF	8,500 SF	(bank)	4,250 SF	4,250 SF	8,500 SF	(bank)	4,250 SF	4,250 SF					
Dry Blending Production Infrastructure	1,336 SF	1,336 SF	2,672 SF	Dry Blending Production Infrastructure	1,335 SF	1,335 SF	2,670 SF	Dry Blending Production Infrastructure	1,335 SF	1,335 SF	2,670 SF	Dry Blending Production Infrastructure	1,335 SF	1,335 SF					
Dry Mech. Fire Protection	237 SF	237 SF	474 SF	Dry Mech. Fire Protection	235 SF	235 SF	470 SF	Dry Mech. Fire Protection	235 SF	235 SF	470 SF	Dry Mech. Fire Protection	235 SF	235 SF					
Electric	213 SF	213 SF	426 SF	Electric	215 SF	215 SF	430 SF	Electric	215 SF	215 SF	430 SF	Electric	215 SF	215 SF					
Electrical Distribution	121 SF	121 SF	242 SF	Electrical Distribution	120 SF	120 SF	240 SF	Electrical Distribution	120 SF	120 SF	240 SF	Electrical Distribution	120 SF	120 SF					
Mechanical	275 SF	275 SF	550 SF	Mechanical	275 SF	275 SF	550 SF	Mechanical	275 SF	275 SF	550 SF	Mechanical	275 SF	275 SF					
Mechanical Chase	490 SF	490 SF	980 SF	Mechanical Chase	490 SF	490 SF	980 SF	Mechanical Chase	490 SF	490 SF	980 SF	Mechanical Chase	490 SF	490 SF					
Dry Blending Production Support	4,181 SF	2,743 SF	6,924 SF	Dry Blending Production Support	1,690 SF	2,845 SF	4,535 SF	Dry Blending Production Support	1,690 SF	2,845 SF	4,535 SF	Dry Blending Production Support	1,690 SF	2,845 SF					
Clean Equipment	853 SF	853 SF	1,706 SF	Clean Equipment	850 SF	850 SF	1,700 SF	Clean Equipment	850 SF	850 SF	1,700 SF	Clean Equipment	850 SF	850 SF					
Clean Equipment Storage	219 SF	219 SF	438 SF	Clean Equipment Storage	300 SF	300 SF	600 SF	Clean Equipment Storage	300 SF	300 SF	600 SF	Clean Equipment Storage	300 SF	300 SF					
Equipment Wash	219 SF	219 SF	438 SF	Equipment Wash	250 SF	250 SF	500 SF	Equipment Wash	250 SF	250 SF	500 SF	Equipment Wash	250 SF	250 SF					
Maintenance	1,690 SF	1,690 SF	3,380 SF	Maintenance	1,690 SF	1,690 SF	3,380 SF	Maintenance	1,690 SF	1,690 SF	3,380 SF	Maintenance	1,690 SF	1,690 SF					
Product Staging	2,491 SF	2,491 SF	4,982 SF	Product Staging	0 SF	0 SF	0 SF	Product Staging	0 SF	0 SF	0 SF	Product Staging	0 SF	0 SF					
Utility Room	346 SF	346 SF	692 SF	Utility Room	345 SF	345 SF	690 SF	Utility Room	345 SF	345 SF	690 SF	Utility Room	345 SF	345 SF					
(bank)	1,106 SF	1,106 SF	2,212 SF	(bank)	1,100 SF	1,100 SF	2,200 SF	(bank)	1,100 SF	1,100 SF	2,200 SF	(bank)	1,100 SF	1,100 SF					
General Inventory	53,426 SF	53,426 SF	106,852 SF	General Inventory	53,425 SF	53,425 SF	106,850 SF	General Inventory	53,425 SF	53,425 SF	106,850 SF	General Inventory	53,425 SF	53,425 SF					
Warehouse	53,426 SF	53,426 SF	106,852 SF	Warehouse	53,425 SF	53,425 SF	106,850 SF	Warehouse	53,425 SF	53,425 SF	106,850 SF	Warehouse	53,425 SF	53,425 SF					
General Production Support	3,193 SF	1,836 SF	5,029 SF	General Production Support	6,220 SF	995 SF	7,215 SF	General Production Support	6,220 SF	995 SF	7,215 SF	General Production Support	6,220 SF	995 SF					
Breakroom	296 SF	670 SF	966 SF	Breakroom	1,200 SF	0 SF	1,200 SF	Breakroom	1,200 SF	0 SF	1,200 SF	Breakroom	1,200 SF	0 SF					
Crossover	435 SF	435 SF	870 SF	Crossover	435 SF	435 SF	870 SF	Crossover	435 SF	435 SF	870 SF	Crossover	435 SF	435 SF					
Frook	54 SF	54 SF	108 SF	Frook	0 SF	0 SF	0 SF	Frook	0 SF	0 SF	0 SF	Frook	0 SF	0 SF					
Janitor's Closet	110 SF	110 SF	220 SF	Janitor's Closet	110 SF	110 SF	220 SF	Janitor's Closet	110 SF	110 SF	220 SF	Janitor's Closet	110 SF	110 SF					
Maintenance Staging	538 SF	538 SF	1,076 SF	Maintenance Staging	540 SF	540 SF	1,080 SF	Maintenance Staging	540 SF	540 SF	1,080 SF	Maintenance Staging	540 SF	540 SF					
Men's Locker Room	425 SF	70 SF	495 SF	Men's Locker Room	1,870 SF	0 SF	1,870 SF	Men's Locker Room	1,870 SF	0 SF	1,870 SF	Men's Locker Room	1,870 SF	0 SF					
Men's Restroom	168 SF	168 SF	336 SF	Men's Restroom	500 SF	500 SF	1,000 SF	Men's Restroom	500 SF	500 SF	1,000 SF	Men's Restroom	500 SF	500 SF					
Men's Restroom	199 SF	199 SF	398 SF	Men's Restroom	199 SF	300 SF	499 SF	Men's Restroom	199 SF	300 SF	499 SF	Men's Restroom	199 SF	300 SF					
Obsolete Circulation	139 SF	139 SF	278 SF	Obsolete Circulation	0 SF	0 SF	0 SF	Obsolete Circulation	0 SF	0 SF	0 SF	Obsolete Circulation	0 SF	0 SF					
Personnel Sanitation	539 SF	164 SF	703 SF	Personnel Sanitation	340 SF	180 SF	520 SF	Personnel Sanitation	340 SF	180 SF	520 SF	Personnel Sanitation	340 SF	180 SF					
Storage	302 SF	484 SF	786 SF	Storage	180 SF	0 SF	180 SF	Storage	180 SF	0 SF	180 SF	Storage	180 SF	0 SF					
Women's Locker Room	503 SF	124 SF	627 SF	Women's Locker Room	940 SF	0 SF	940 SF	Women's Locker Room	940 SF	0 SF	940 SF	Women's Locker Room	940 SF	0 SF					
Women's Restroom	168 SF	168 SF	336 SF	Women's Restroom	350 SF	350 SF	700 SF	Women's Restroom	350 SF	350 SF	700 SF	Women's Restroom	350 SF	350 SF					
Women's Restroom	43 SF	43 SF	86 SF	Women's Restroom	0 SF	0 SF	0 SF	Women's Restroom	0 SF	0 SF	0 SF	Women's Restroom	0 SF	0 SF					
Grinding Production	2,696 SF	2,696 SF	5,392 SF	Grinding Production	0 SF	0 SF	0 SF	Grinding Production	0 SF	0 SF	0 SF	Grinding Production	0 SF	0 SF					
(bank)	2,696 SF	2,696 SF	5,392 SF	(bank)	0 SF	0 SF	0 SF	(bank)	0 SF	0 SF	0 SF	(bank)	0 SF	0 SF					
Laboratory	4,954 SF	969 SF	5,923 SF	Laboratory	8,379 SF	2,285 SF	10,664 SF	Laboratory	8,379 SF	2,285 SF	10,664 SF	Laboratory	8,379 SF	2,285 SF					
Flavor Armada Lab	307 SF	307 SF	614 SF	Flavor Armada Lab	305 SF	305 SF	610 SF	Flavor Armada Lab	305 SF	305 SF	610 SF	Flavor Armada Lab	305 SF	305 SF					
Flavors Conference Room	400 SF	400 SF	800 SF	Flavors Conference Room	400 SF	400 SF	800 SF	Flavors Conference Room	400 SF	400 SF	800 SF	Flavors Conference Room	400 SF	400 SF					
Lab	124 SF	124 SF	248 SF	Lab	250 SF	250 SF	500 SF	Lab	250 SF	250 SF	500 SF	Lab	250 SF	250 SF					
Lab, Armada / Applications	746 SF	746 SF	1,492 SF	Lab, Armada / Applications	3,000 SF	3,000 SF	6,000 SF	Lab, Armada / Applications	3,000 SF	3,000 SF	6,000 SF	Lab, Armada / Applications	3,000 SF	3,000 SF					
Lab, Quality Control	406 SF	406 SF	812 SF	Lab, Quality Control	1,500 SF	1,500 SF	3,000 SF	Lab, Quality Control	1,500 SF	1,500 SF	3,000 SF	Lab, Quality Control	1,500 SF	1,500 SF					
Lab, Solutions	430 SF	430 SF	860 SF	Lab, Solutions	650 SF	650 SF	1,300 SF	Lab, Solutions	650 SF	650 SF	1,300 SF	Lab, Solutions	650 SF	650 SF					
Lab, Solutions QC Sample	615 SF	615 SF	1,230 SF	Lab, Solutions QC Sample	770 SF	770 SF	1,540 SF	Lab, Solutions QC Sample	770 SF	770 SF	1,540 SF	Lab, Solutions QC Sample	770 SF	770 SF					
Lab, Solutions/Flavors/Armad/ QC	1,658 SF	1,658 SF	3,316 SF	Lab, Solutions/Flavors/Armad/ QC	2,785 SF	2,785 SF	5,570 SF	Lab, Solutions/Flavors/Armad/ QC	2,785 SF	2,785 SF	5,570 SF	Lab, Solutions/Flavors/Armad/ QC	2,785 SF	2,785 SF					
Obsolete Circulation	48 SF	48 SF	96 SF	Obsolete Circulation	0 SF	0 SF	0 SF	Obsolete Circulation	0 SF	0 SF	0 SF	Obsolete Circulation	0 SF	0 SF					
Quality Control Lab	133 SF	133 SF	266 SF	Quality Control Lab	135 SF	135 SF	270 SF	Quality Control Lab	135 SF	135 SF	270 SF	Quality Control Lab	135 SF	135 SF					
Storage	66 SF	66 SF	132 SF	Storage	65 SF	65 SF	130 SF	Storage	65 SF	65 SF	130 SF	Storage	65 SF	65 SF					
(bank)	790 SF	790 SF	1,580 SF	(bank)	800 SF	800 SF	1,600 SF	(bank)	800 SF	800 SF	1,600 SF	(bank)	800 SF	800 SF					
Liq. Blending Inventory	1,972 SF	7,474 SF	9,446 SF	Liq. Blending Inventory	2,960 SF	7,925 SF	10,885 SF	Liq. Blending Inventory	2,955 SF	7,925 SF	10,880 SF	Liq. Blending Inventory	2,955 SF	7,925 SF					
Cold Storage																			



OTHER PRACTICE AREAS

INTERIOR ARCHITECTURE & BUILDING REPOSITIONING

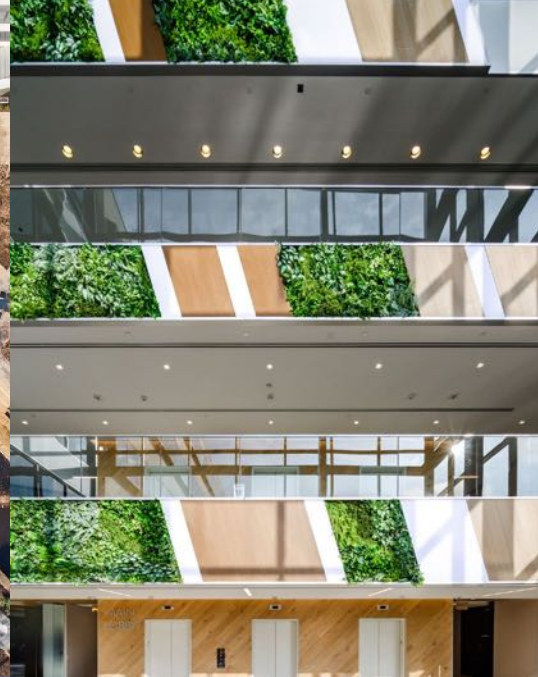


HISTORIC CONDITION



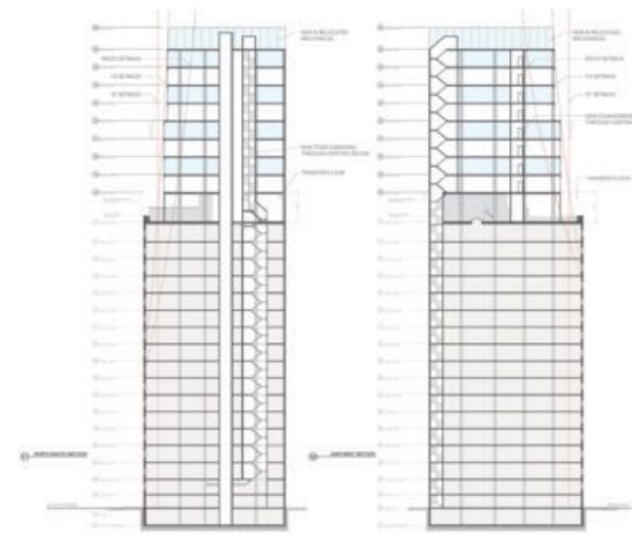
15 E MIDLAND

ARCHITECTURAL DESIGN & BUILDING REPOSITIONING



650 From Road

ARCHITECTURAL DESIGN & BUILDING REPOSITIONING



REDEVELOPMENT DESIGN & HISTORIC CONVERSION



47-11 AUSTELL PLACE, LONG ISLAND CITY

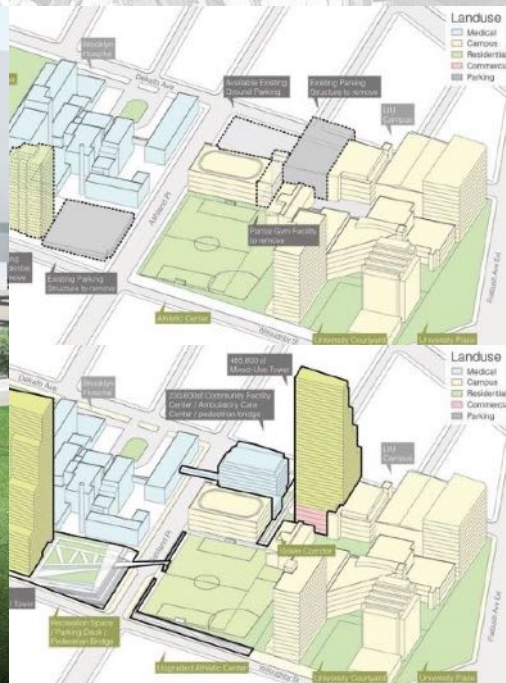
HEALTHCARE DESIGN & PLANNING



PLANNING & URBAN DESIGN



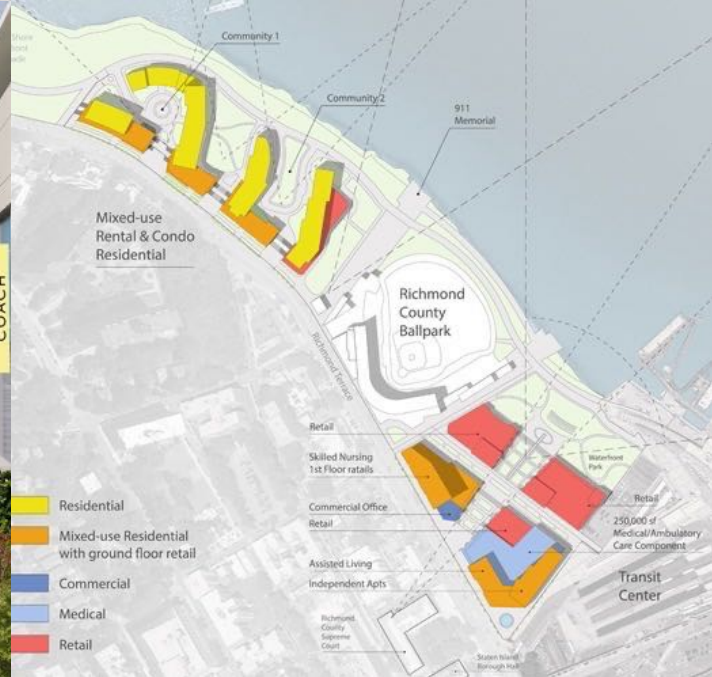
BROOKLYN HOSPITAL CENTER & LONG ISLAND UNIVERSITY



PLANNING & URBAN DESIGN



ST. GEORGE WATERFRONT



INTERIOR ARCHITECTURE



INTERIOR ARCHITECTURE



INTERIOR ARCHITECTURE



ARIX BIOSCIENCE

INTERIOR ARCHITECTURE



PROVENTION BIOSCIENCE HEADQUARTERS

INTERIOR ARCHITECTURE & BROADCAST



MLB NETWORK



INTERIOR ARCHITECTURE



INTERIOR ARCHITECTECTURE



INTERIOR ARCHITECTURE



LONZA