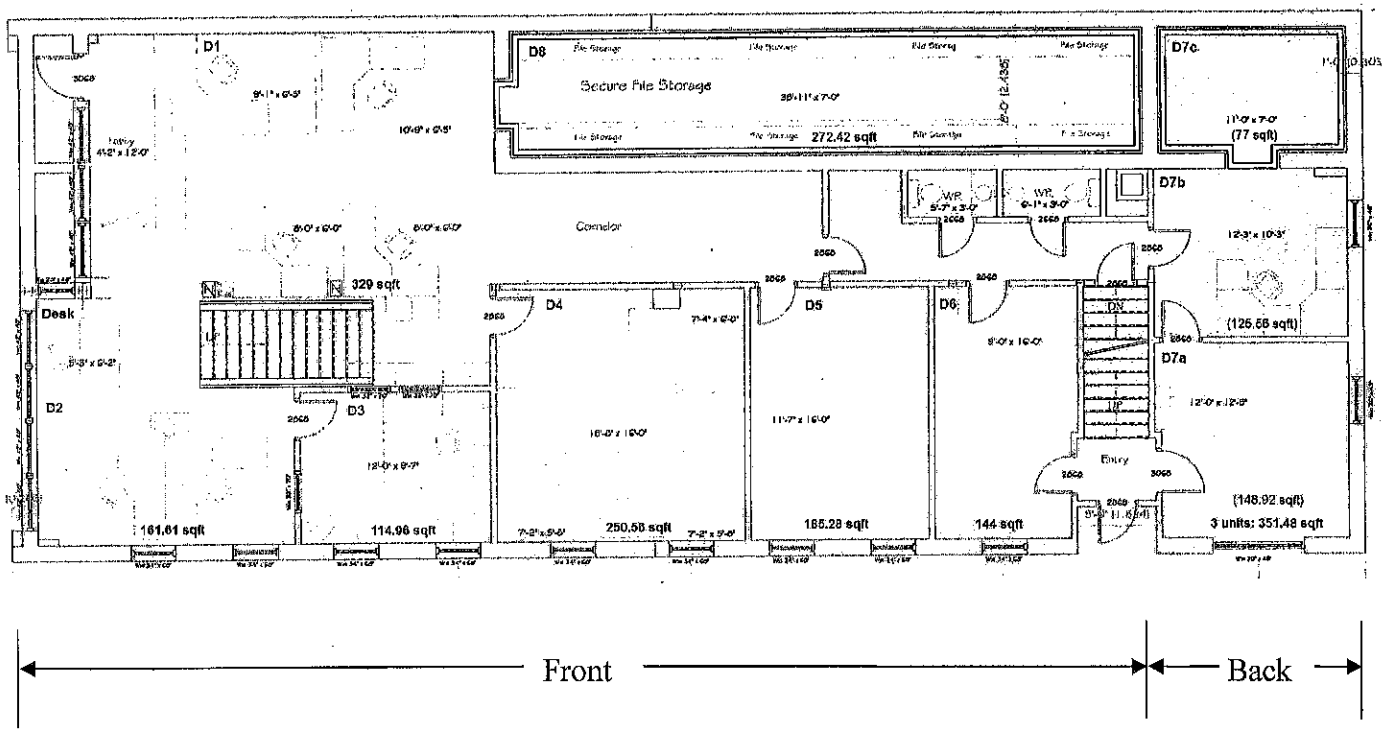
Lease Choices - 201 Water Street

(Updated on September 6, 2017)

First Floor Layout



Although the first floor can be used as an integrated office for one tenant, it can be seen from the layout that the first floor can also be divided into two independent spaces with independent entrances, i.e. the front and the back as shown in the above diagram. The big boardroom and the kitchen (coffee room) on the second floor will be shared by all the tenants and they are easily accessible from both stairs. Some key area figures are as follows:

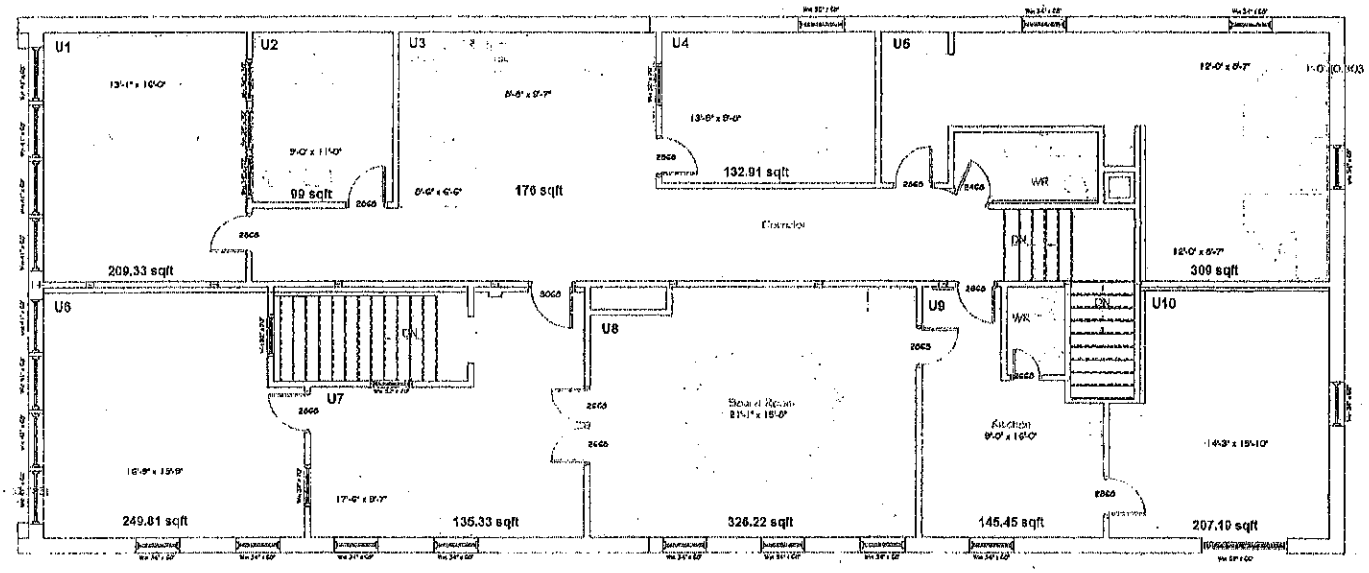
1. Official area of the first floor = A_{front} + A_{back} = 2953 sqft;
2. A_{front} = Front area = 2506 sqft;
3. A_{back} = Back area = 447 sqft;
4. The area of the boardroom and kitchen = 471.67 sqft

Lease Choices of the First Floor:

(Actual lease price has taken into account of the boardroom and the kitchen areas.)

	Area (sqft)	Monthly Rental price	Actual Lease Price (per sqft per year)	Notes
A_{front}	2506 + 471.67 = 2977.67	**$3175**	**$12.79**	
A_{back}	447 + 471.67 = 918.67	**$850**	**$11.10**	
A_{front} + A_{back}	2953 + 471.67 = 3424.67	**$3600**	**$12.61**	

Second Floor Layout



Lease Choices of the Second Floor:

(The actual lease prices has taken into account of boardroom, kitchen & almost private corridor areas.)

	Rentable Area sqft	Monthly Rental price	Actual Lease Price (per sqft per year)	Notes	Almost private Corridor area
U1	209.33	**565**	**$9.96**		
U2	99.00	265 => **300**	**$6.31**	13.2% up	
U3	176.00	470 => **450**	**$8.34**	4.25% off	
U4	132.91	**350**	**$6.95**		
U5	309.00	830 => **750**	**$11.53**	9.64% off	
U6	249.81	**670**	**$11.14**		
U7	135.33	**365**	**$7.22**		
U10	207.19	**550**	**$9.72**		
U1+U2	308.33	865 => **780**	**$11.37**	10% off	43.55 sqft
U2+U3	275.00	750 => **675**	**$10.85**	10% off	
U2+half U3	187.00	525 => **473**	**$8.62**	10% off	
U3+U4	308.91	800 => **720**	**$11.08**	10% off	
Half U3+U4	220.91	575 => **518**	**$8.98**	10% off	
U6+U7	385.14	1035 => **980**	**$13.72**	5.31% off	
U5+U10	516.19	1300 => **1105**	**$13.42**	15% off	
U1+U2+half U3	396.33	1090 => **980**	**$12.37**	10% off	82.44 sqft
U1+U2+U3	484.33	1315 => **1118**	**$12.92**	15% off	82.44 sqft
U2+U3+U4	407.91	1100 => **935**	**$12.76**	15% off	
U1+U2+U3+U4	617.24	1665 => **1365**	**$13.70**	18.02% off	106.44 sqft
U1+U2+U3+U4+U5	926.24	2415 => **1866**	**$9.48 or $13.90**	22.73% off	212.88 sqft
U1+U2+U3+U4+U5+U10	1133.43	2965 => **2285**	**$10.68 or $15.08**	22.93% off	212.88 sqft
Second Floor †	2505.00	4000 => **3250**	**$13.21 or $15.57** †	18.75% off	

† The actual lease price **$13.2** sqft per year of the whole 2nd floor lease is derived from the monthly rental price $3250 and the total area of the 2nd floor 2953 sqft; The higher actual lease price **$15.57** has taken into account of the fact that the board room, kitchen & some corridor areas are shared by the tenants downstairs. The other two sets of twin numbers above are derived on the basis of similar idea. Tenants may find that the unit lease price, i.e. per sqft per year, may look above average if they only consider their own rented spaces or rooms, however, the unusual coziness and comfort they will definitely feel is largely due to the free big board room & kitchen, which will easily pull the unit lease prices way below average market prices.