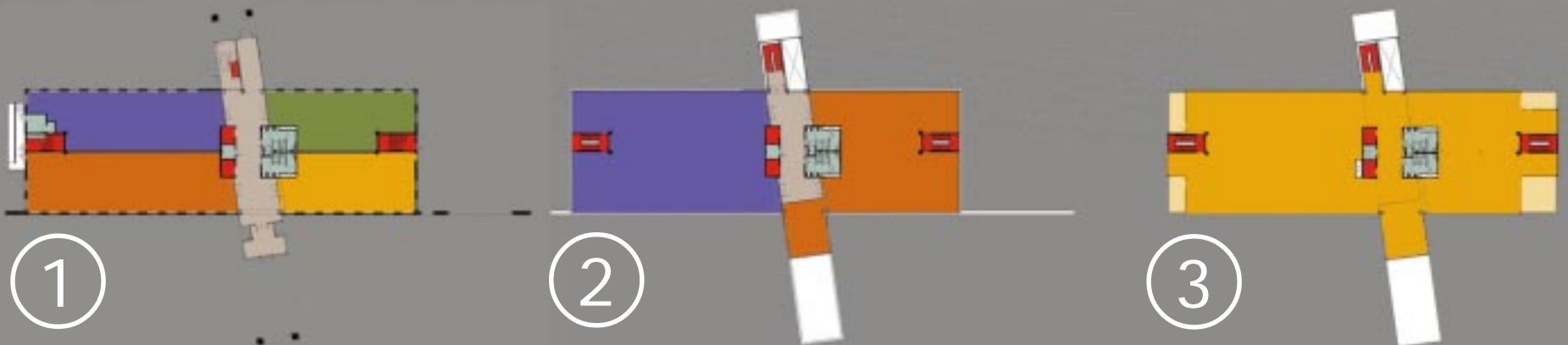
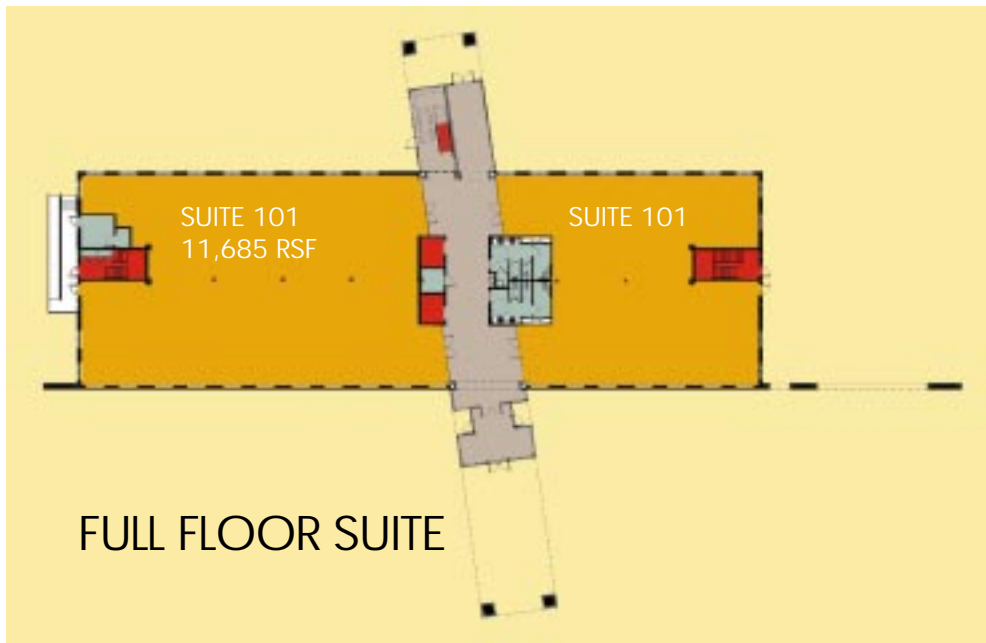
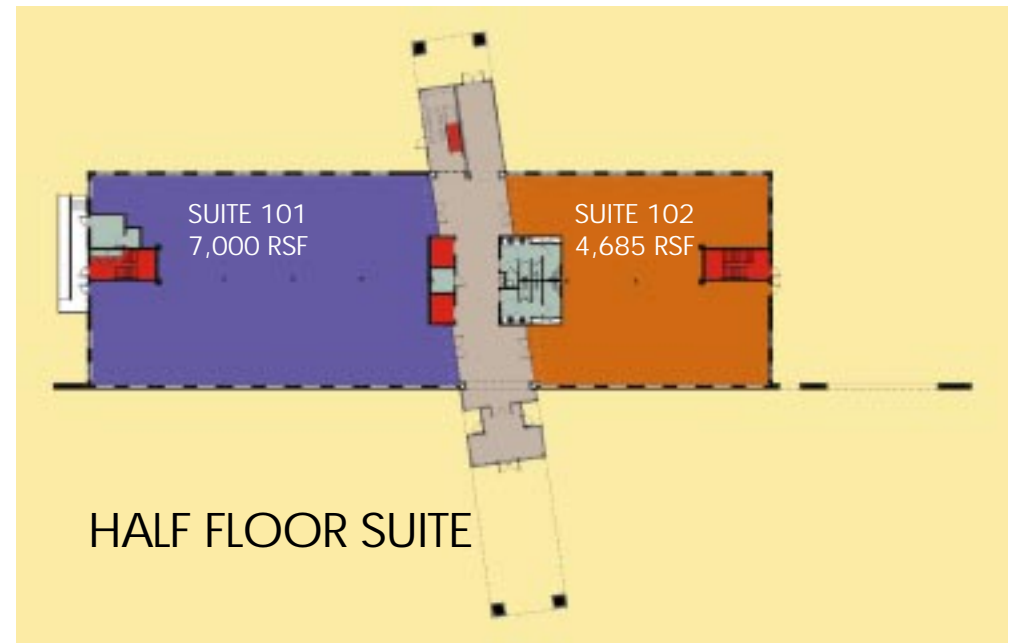
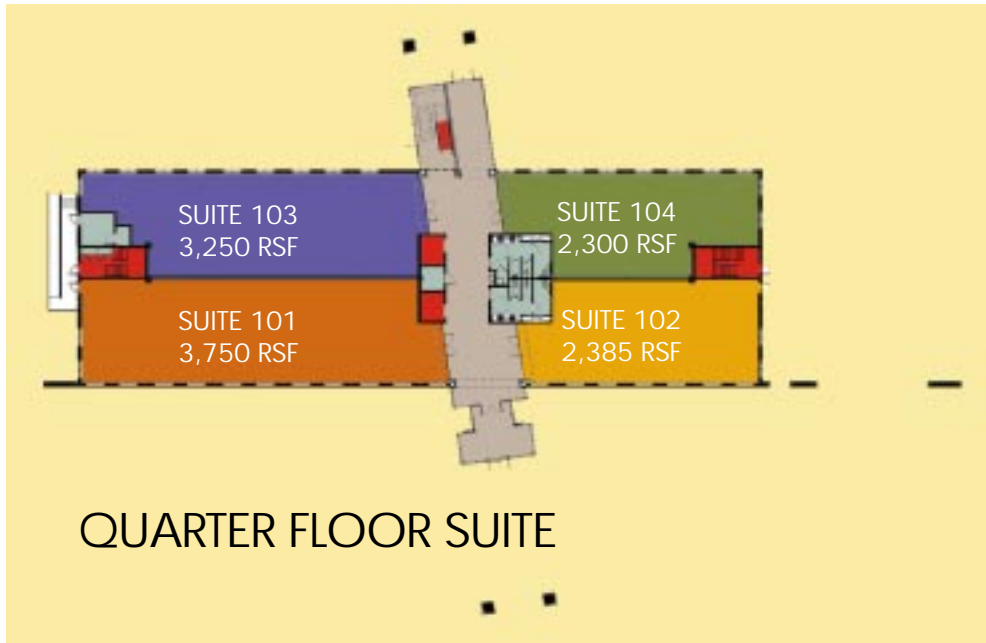


101 PARKLANE

BUILDING FEATURES & TENANT SUITE OPTIONS



FIRST FLOOR TENANT SUITE OPTIONS

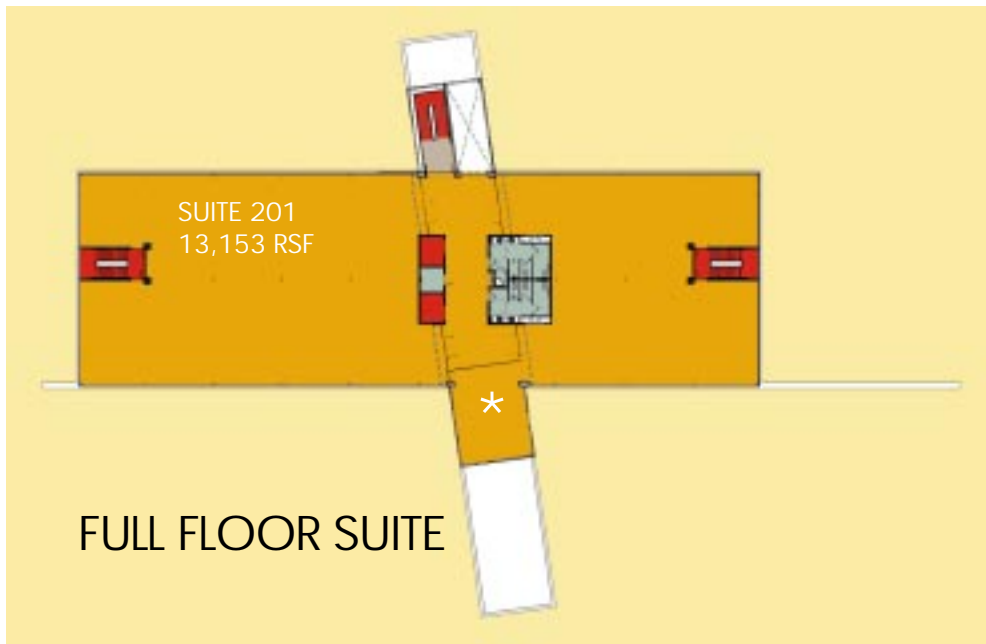
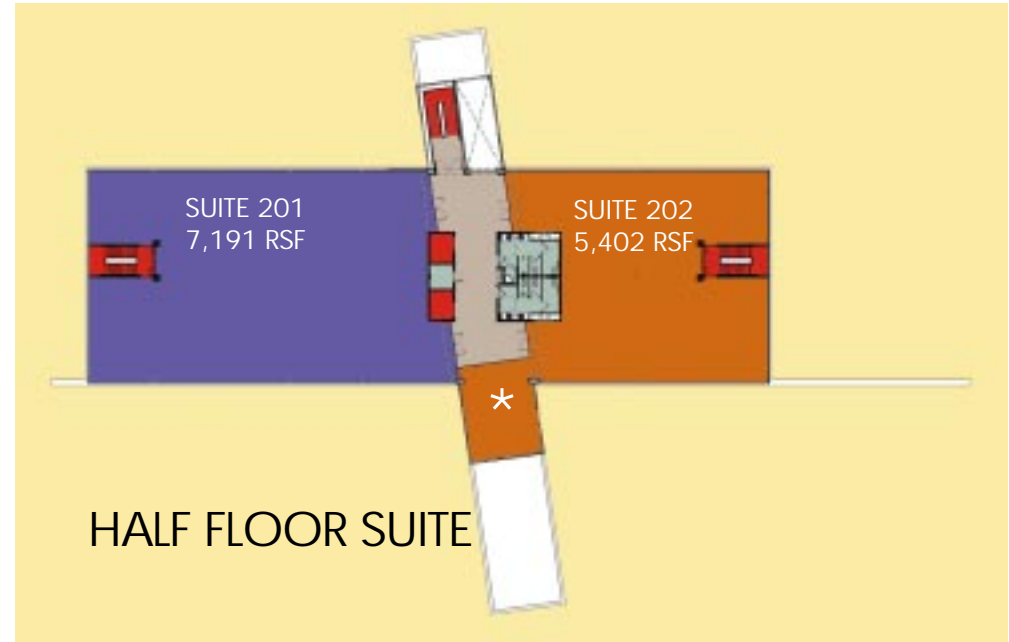
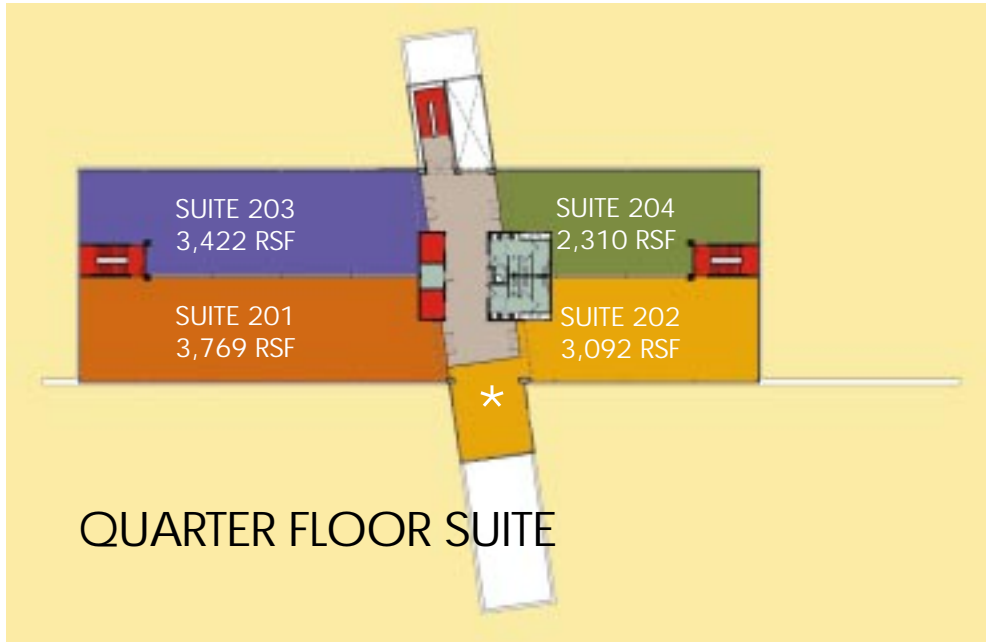


FEATURES

- ~ Class A Common Area Finishes
- ~ Dramatic North/South Lobby Core
- ~ Two Elevators
- ~ Feature Common Stairway
- ~ Class A Common Rest Rooms
- ~ Flat Screen Tenant Directories
- ~ Double Door Glass Suite Entry
- ~ Open Floor Plan with Maximum 12' Ceilings
- ~ Large Insulated Punched Windows with Solar Blinds
- ~ Individual Suite Climate Control
- ~ VAV Mechanical System

Note: Square footages identified are 'Net Rentable'.

SECOND FLOOR TENANT SUITE OPTIONS

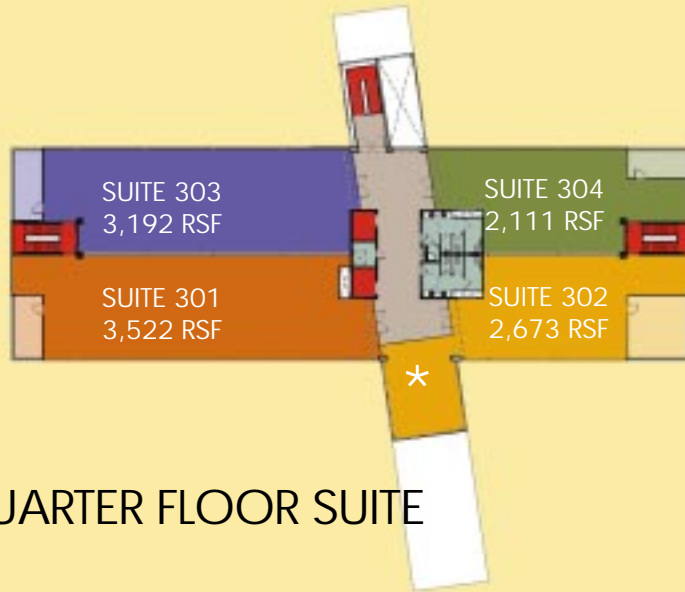


FEATURES

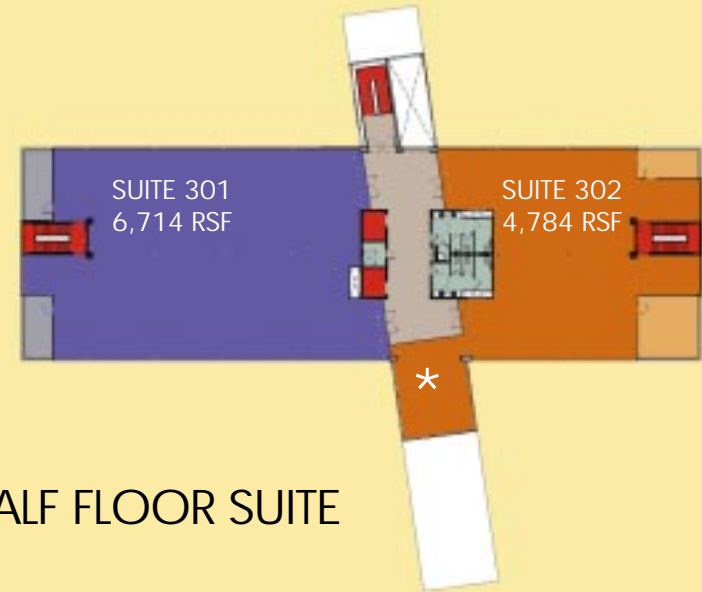
- ~ Class A Common Area Finishes
- ~ Dramatic North/South Lobby Core
- ~ Two Elevators
- ~ Feature Common Stairway
- ~ Class A Common Rest Rooms
- ~ Flat Screen Tenant Directories
- ~ Double Door Glass Suite Entry
- ~ Open Floor Plan Maximum 10' Ceilings
- ~ Large Insulated Ribbon Windows with Solar Blinds
- ~ Individual Suite Climate Control
- ~ VAV Mechanical System
- ~ *Feature 'Glass-Box' Space

Note: Square footages identified are 'Net Rentable'.

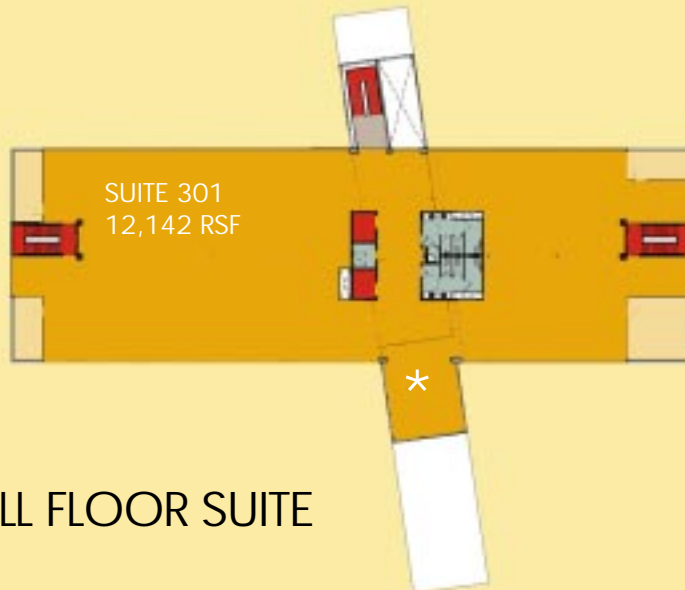
THIRD FLOOR TENANT SUITE OPTIONS



QUARTER FLOOR SUITE



HALF FLOOR SUITE



FULL FLOOR SUITE

FEATURES

- ~ Class A Common Area Finishes
- ~ Dramatic North/South Lobby Core
- ~ Two Elevators
- ~ Feature Common Stairway
- ~ Class A Rest Rooms
- ~ Flat Screen Tenant Directories
- ~ Double Door Glass Suite Entry
- ~ Open Floor Plan with Maximum 10' Ceilings
- ~ Large Insulated Ribbon Windows with Solar Blinds
- ~ Individual Suite Climate Control
- ~ Private Corner Balconies
- ~ VAV Mechanical System
- ~ *Feature 'Glass-Box' Space

Note: Square footages identified are 'Net Rentable'.

BUILDING FEATURES & FINISHES

EXTERIOR



- ~ WHITE COMPOSITE METAL PANEL LOBBY CORE
- ~ WHITE WINDOW FRAMES
- ~ BLUE/GREEN TINTED GLASS
- ~ GRAY PRECAST CONCRETE PANELS
- ~ GLASS RAILED BALCONIES
- ~ TWO COLOR BANDED BRICK 'BLADE WALL'
- ~ WHITE COMPOSITE METAL PANEL PORTE COCHERE
- ~ MONUMENT SIGN
- ~ BLADE WALL' SIGN
- ~ LUSH LANDSCAPING
- ~ DRY CREEK BED GARDEN
- ~ BANDED BRICK TRASH ENCLOSURE
- ~ DESIGNATED COVERED PARKING

INTERIOR



- ~ FEATURE STAIR (SIDE 'ART' WALL NOT SHOWN)
- ~ NORTH/SOUTH CENTRAL CORE LOBBY
- ~ GRANITE/WOOD/STAINLESS STEEL FLOORS
- ~ WHITE METAL PANEL CENTRAL CORE
- ~ FLAT SCREEN DIRECTORIES
- ~ STAINLESS STEEL CORE DOORS & HARDWARE
- ~ GLASS/WOOD/STAINLESS STEEL RAILING
- ~ WHITE FULL HEIGHT TENANT STOREFRONTS
- ~ PANELIZED WOOD CEILINGS
- ~ GLASS TILE/GRANITE/STAINLESS STEEL REST ROOMS
- ~ DRAMATIC LIGHTING
- ~ HIGH-END LOBBY FURNISHINGS
- ~ MAXIMUM 12' HIGH 1ST FLOOR TENANT SPACES
- ~ MAXIMUM 10' HIGH 2ND & 3RD FLOOR TENANT SPACES
- ~ SOLAR BLINDS IN ALL TENANT WINDOWS
- ~ FEATURE CORNER BALCONIES (3RD FLOOR)
- ~ FEATURE 'GLASS-BOX' SPACES (2ND & 3RD FLOORS)

BUILDING SITE FEATURES

