ROOM SCHEDULE

AGENCY SPACE REQUIREMENTS

1. **FUNCTION, SPACE AND FINISH SCHEDULE:**

The offered building and/or location must have the following features:

Space Requirement List				
Functional Area	Quantity	Dept. Net Area	Floor Covering	Wall Finish
Warehouse	1	18650	Concrete	Finished or unfinished
Single Use Rest Room	2	50	Concrete or tile	Finished
Break Room	1	200	Concrete or tile	Finished
Shared Workspace	4	100	Concrete or tile	Finished
IT closet	1	100	Concrete or tile	Finished or unfinished
Housekeeping closet	1	50	Concrete or tile	Finished or unfinished

19500

2. **Room Description**

Open bay storage space	18,650 open space with ceiling height of minimum 16 feet. Space must have concrete floors capable of sustaining 5,000 lbs. warehouse Forklift. Must have a minimum of 1 delivery dock capable of accepting 53-foot truck. Space must also be climate controlled and maintain a temperature between 64- and 78-degrees Fahrenheit and humidity should not exceed 75%.
Rest Rooms	Must be handicapped accessible
Break Room	Concrete or Tile Floor w/ Finished Walls
Workspace	Concrete or Tile Floor w/ Finished Walls
IT Closet	Dedicated IT Communications Room. The room will have a steel frame and door, minimum 36" width. The door will have a primary lock and a deadbolt (this can be one combine unit). If separate, the locks will be keyed the same. The door will have a 1'x1' vent installed in the door. There will be no signage for the room other than a room number if required. There will be a contractor supplied 10-Lb. Dry Chemical ABC fire extinguisher mounted on the inside wall of their Room. The door will have the hinges on the inside of the Communications Room, or it on the outside the pins will be spot welded for security. No up and over access leading into the room

*Room Description is provided for design intent purposes. Any furniture/equipment that is to be provided as part of shell or tenant improvements is clearly defined in the lease documents.

Lease: 36C24422L0011 – Lebanon Warehouse   _____Lessor_____Government