

BRIDGEWAY TECHNOLOGY CENTER I, II & III
BUILDING STANDARD OFFICE IMPROVEMENTS

The following standard office improvements will be provided to each office suite by Continental-Bridgeway One Associates, LLC, or Continental Harbour-View Associates, LLC:

INTERIOR LAYOUT: Layout customized to tenants requirements, including one revision, free of charge.

WALL CONSTRUCTION: Floor plan anticipates a mixture of open plan and individual offices with wall construction primarily based on floor to below finished ceiling.

LIGHTING: 2ft by 4ft parabolic, three bulb light fixtures.

CEILING: 2ft by 2ft suspended acoustical tile.

CARPET: 28 ounce level loop commercial grade carpet (tenant makes color selection).

VINYL COMPOSITION TILE: Armstrong commercial grade or equivalent.

INTERIOR DOORS: 3E x 7E Stained, solid core birch wood doors with steel frames.

BASEBOARD TRIM: Vinyl base provided throughout suite.

WINDOW TREATMENT: 1" horizontal off-white aluminum mini-blinds

KEYS: Three keys are provided per suite.

SUITE SIGNS: Landlord to provide tenant signage (front and back: unit number and company name). Signage on building facade to be approved by landlord in accordance with Bridgeway Commerce Park and City of Suffolk code.

HEATING & AIR CONDITIONING: Constant Volume gas fired rooftop heat system with air conditioning provided as required for typical office space with an allocation of approximately one ton per 400 sf.

FIRE PROTECTION: Entire building is sprinklered.

RESTROOMS: Provided according to code.