

# 30TH STREET COMMERCIAL DEVELOPMENT

**2220 FERN ST.: SUITE #1**  
 EXCLUSIVE USE AREA = 1,257.0 S.F.  
 50% OF 163 S.F. (FERN ENTRY) = 81.5 S.F.  
 10% OF 620 S.F. (COMMON) = 62.0 S.F.  
 LEASABLE = 1,400.5 S.F.

**2222 FERN ST.: SUITE #2**  
 EXCLUSIVE USE AREA = 917.0 S.F.  
 50% OF 163 S.F. (FERN ENTRY) = 81.5 S.F.  
 7.3% OF 620 S.F. (COMMON) = 45.3 S.F.  
 LEASABLE = 1,043.8 S.F.

**2220 - 2222 FERN ST.: ENTRY**  
 GROSS = 163.0 S.F.

**2215 30TH ST. : SUITE #3**  
 EXCLUSIVE USE AREA = 1,118.0 S.F.  
 8.9% OF 620 S.F. (COMMON) = 55.2 S.F.  
 LEASABLE = 1,173.2 S.F.

**2219 30TH ST.: SUITE #4**  
 EXCLUSIVE USE AREA = 1,046.0 S.F.  
 8.3% OF 620 S.F. (COMMON) = 51.5 S.F.  
 LEASABLE = 1,097.5 S.F.

**2225 30TH ST. BUILDING**  
 EXCLUSIVE USE AREA = 5,236.0 S.F.  
 41.5% OF 620 S.F. (COMMON) = 257.3 S.F.  
 LEASABLE = 5,493.3 S.F.

**2211 30TH ST. BUILDING**  
 EXCLUSIVE USE AREA = 2,250.0 S.F.  
 17.8% OF 620 S.F. (COMMON) = 110.4 S.F.  
 LEASABLE = 2,360.4 S.F.

REAR PATIO = 1,184.0 S.F.  
 DRIVEWAY = 408.0 S.F.

**COMMON AREA (CORRIDOR, RESTROOMS)**  
 GROSS = 620.0 S.F.

NOTE: TOTAL COMBINED AREA FOR ALL BUILDINGS IN DEVELOPMENT = 12,607 S.F.



SITE PLAN  
 SCALE: 1/16" = 1'-0"



**12TH & A HOTEL PARTNERS**  
 an affiliate of **SHAPERY ENTERPRISES**  
 402 West Broadway, Suite 1220  
 San Diego, CA 92101  
 P: (619) 239-4700  
 F: (619) 237-0191