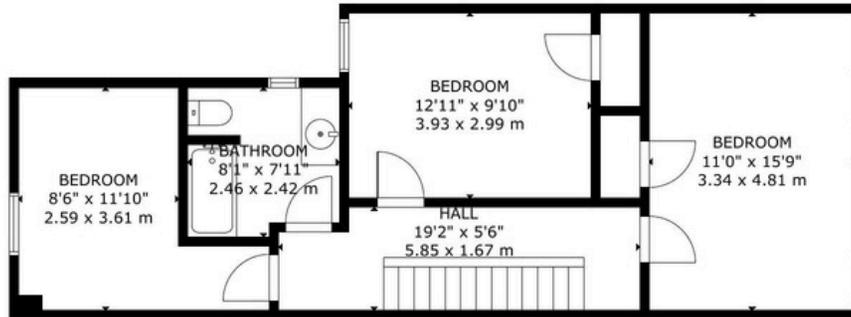
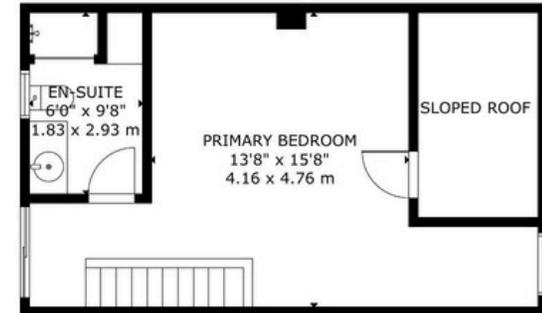


61 First Avenue



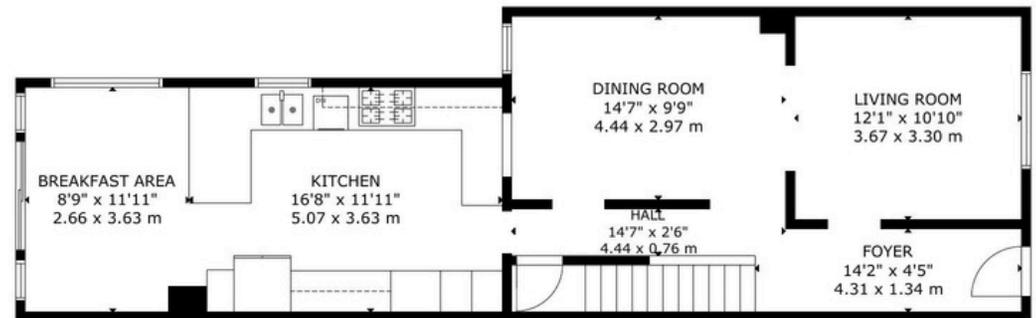
UPPER LEVEL 1



UPPER LEVEL 2



LOWER FLOOR



MAIN FLOOR

GROSS INTERNAL AREA
 TOTAL: 226 m²/2,431 sq ft
 LOWER FLOOR: 60 m²/642 sq ft, MAIN FLOOR: 68 m²/734 sq ft
 UPPER LEVEL 1: 59 m²/633 sq ft, UPPER LEVEL 2: 39 m²/422 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY