



# HILL CENTER BRENTWOOD

**NEW RETAIL SPACES FOR LEASE**



**GORNEY**  
REALTY CO.

CONTACT: SUSAN GORNEY

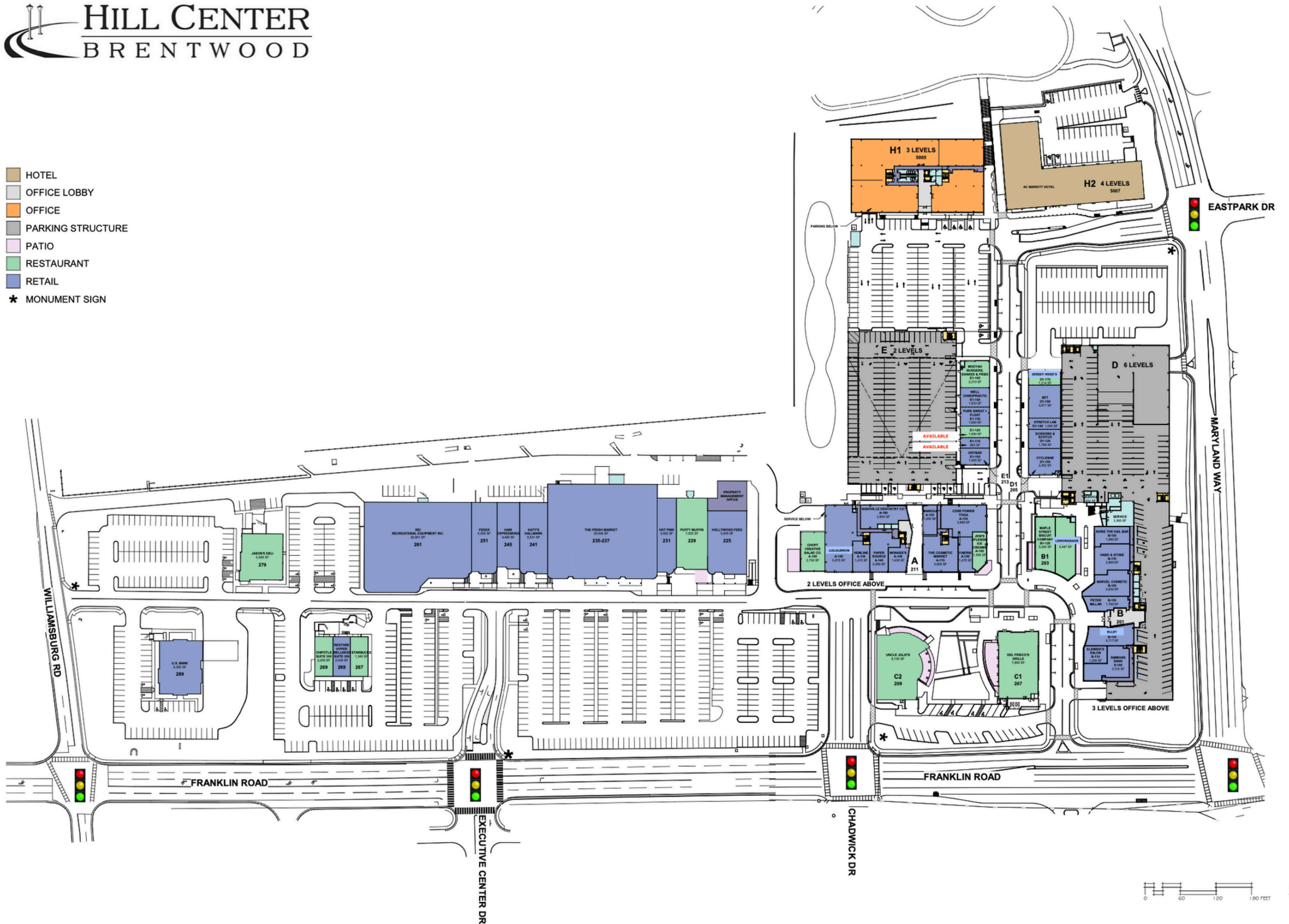
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# LEASE PLAN

## HILL CENTER BRENTWOOD

- HOTEL
- OFFICE LOBBY
- OFFICE
- PARKING STRUCTURE
- PATIO
- RESTAURANT
- RETAIL
- MONUMENT SIGN



# STOREFRONT PHOTO E1-105

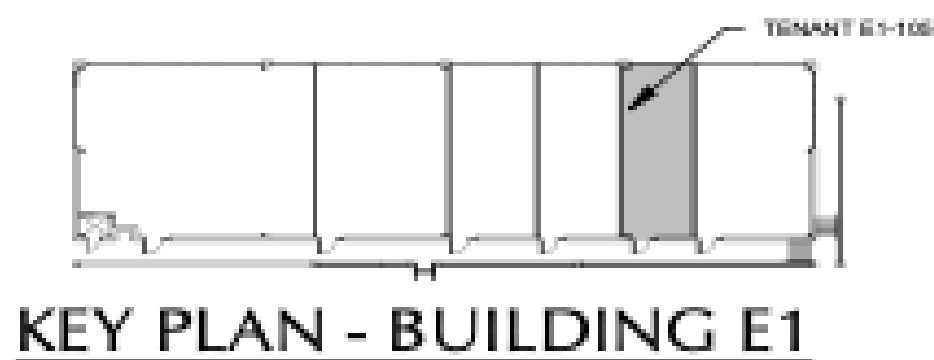
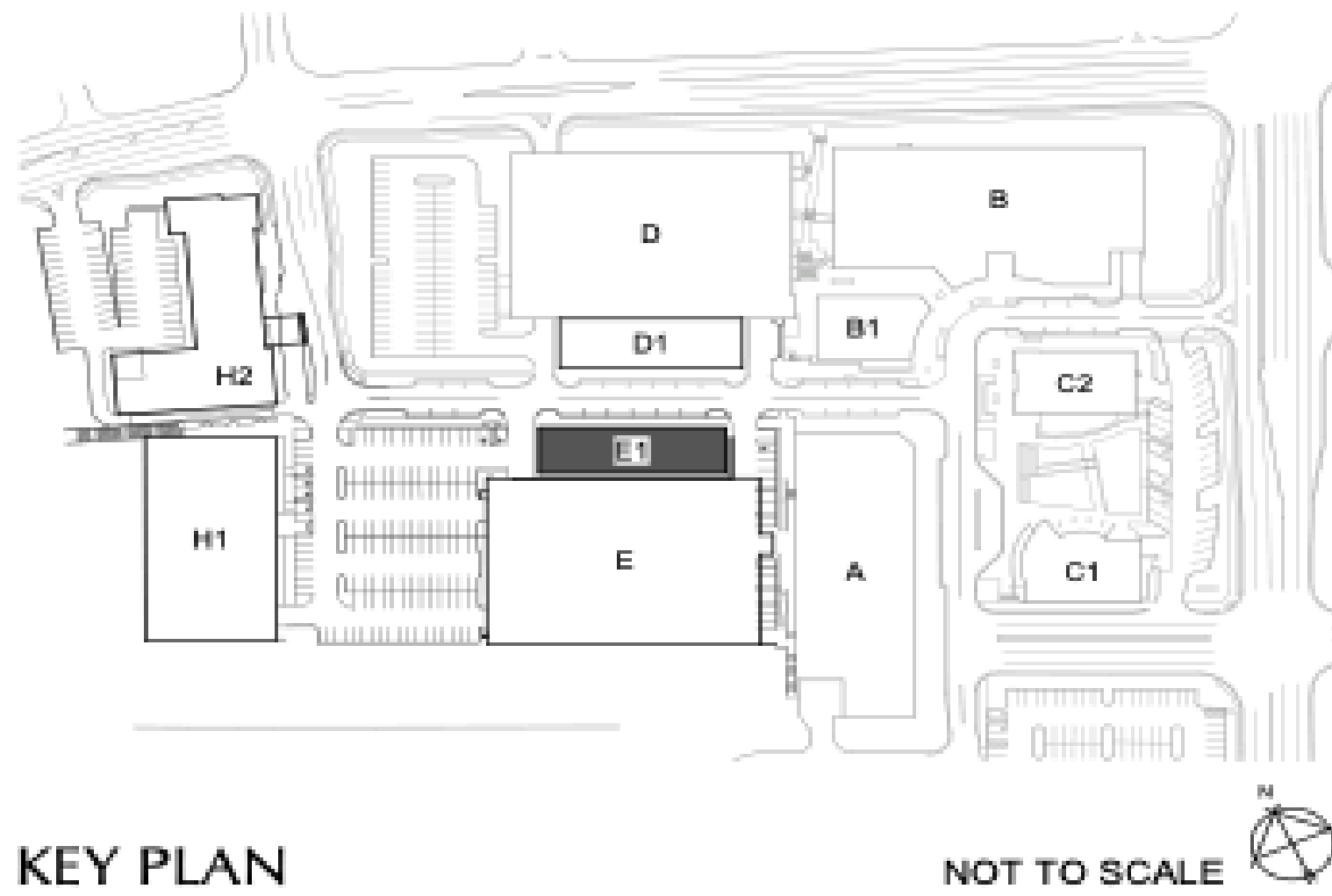


spark  
AN ART STUDIO

DONUTS    COFFEE

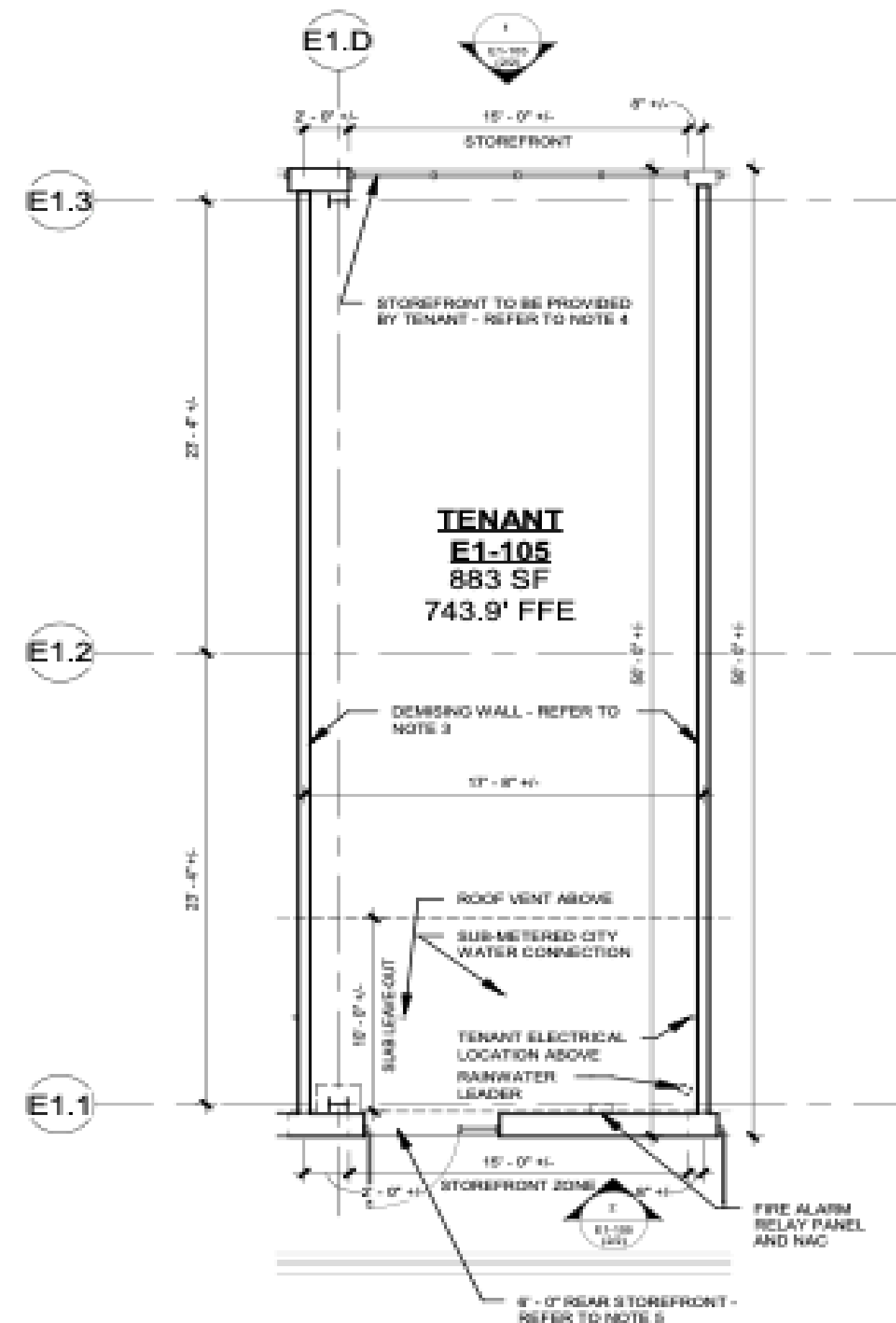


PURE SWEAT  
FLOAT STUDIO



**GENERAL NOTES:**

1. THE INFORMATION PROVIDED ON THIS LEASE OUTLINE DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE LANDLORD AND ARCHITECT MAKE NO REPRESENTATION AS TO THE ACCURACY OR CORRECTNESS OF ANY DIMENSIONS AND/OR SQUARE FOOTAGE. THE TENANT IS RESPONSIBLE FOR FIELD VERIFYING ALL SQUARE FOOTAGE, UTILITY LOCATIONS, AND FIELD CONDITIONS.
2. INTERIOR DIMENSIONS ARE INDICATED FROM CENTER LINE OF DEMISING WALLS BETWEEN TENANT SPACES AND OUTSIDE FACE OF FINISHED WALLS AT COMMON/OTHER SPACES AND EXTERIOR WALLS.
3. AT DEMISING WALLS, STUDS WILL BE PROVIDED AND INSTALLED BY LANDLORD, SOUND BATTS WILL BE PROVIDED BY LANDLORD AND INSTALLED BY TENANT, AND FINISH WILL BE PROVIDED AND INSTALLED BY TENANT.
4. ALL STOREFRONT GLAZING LOCATIONS IN PLAN ARE REPRESENTATIONAL. REFER TO TENANT DESIGN HANDBOOK FOR DETAILS.
5. THE TENANT IS RESPONSIBLE FOR COORDINATING NUMBER AND LOCATION OF EXITS REQUIRED BY CODE WITH AHJ. BUILDING E1 WILL BE PROVIDED WITH A REAR DOOR LOCATION. THIS REAR DOOR WILL CONSIST OF A 6' - 0" WIDE BY 8' - 2" HIGH STOREFRONT PROVIDED BY THE LANDLORD. THE LOCATION OF THE 6' - 0" STOREFRONT IS TO BE DETERMINED BY THE TENANT WITHIN THE ZONE. THE STOREFRONT WILL CONSIST OF A 4' - 0" DOOR AND 2' - 0" SIDELITE.
6. MINIMUM INTERIOR HEIGHT WILL BE 10' - 0" CLEAR TO BOTTOM OF ROOF STRUCTURE.
7. MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL ITEMS ARE SHOWN FOR GENERAL LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE TENANT TO FIELD VERIFY EXACT LOCATIONS.

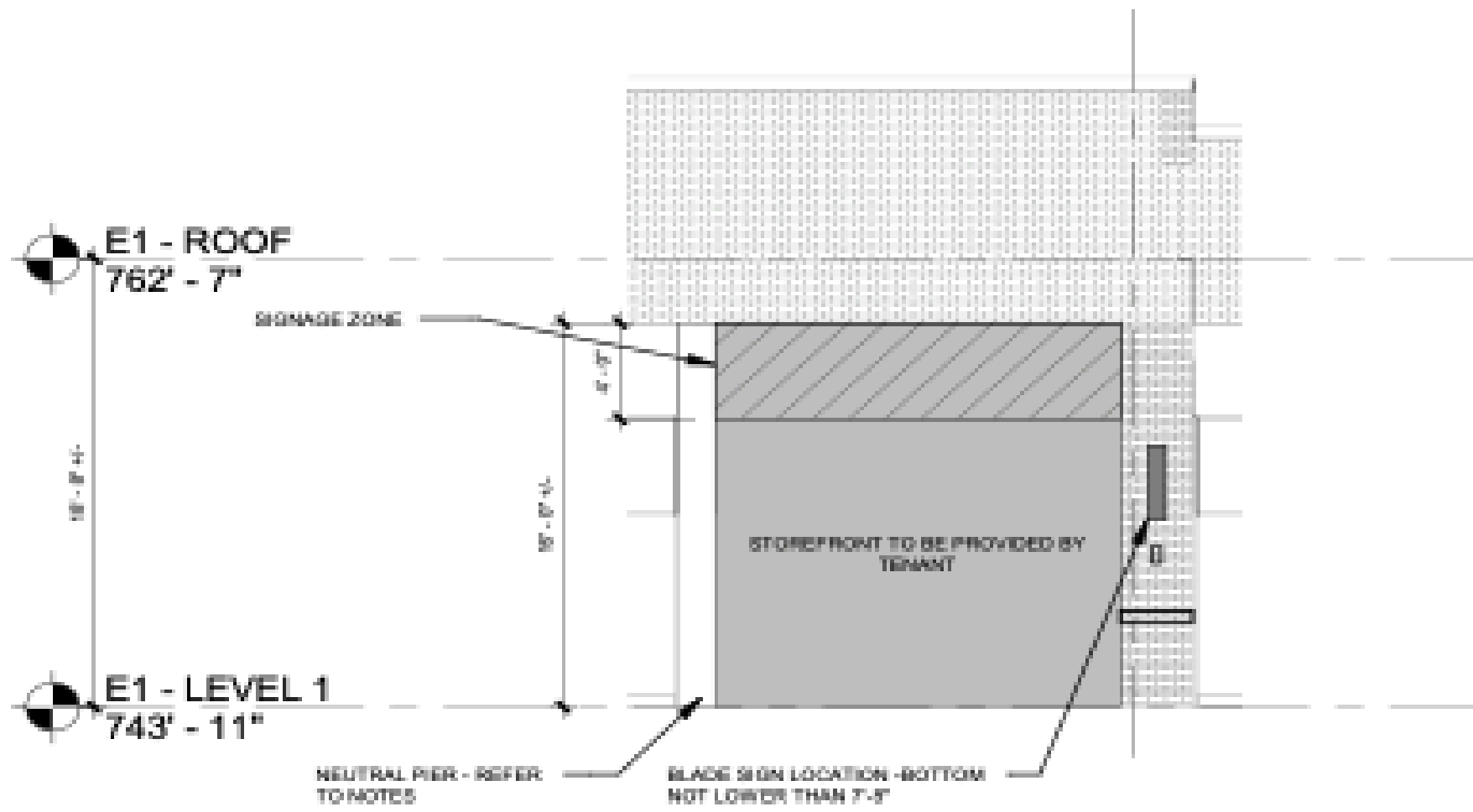


**LOD FLOOR PLAN - E1-105**

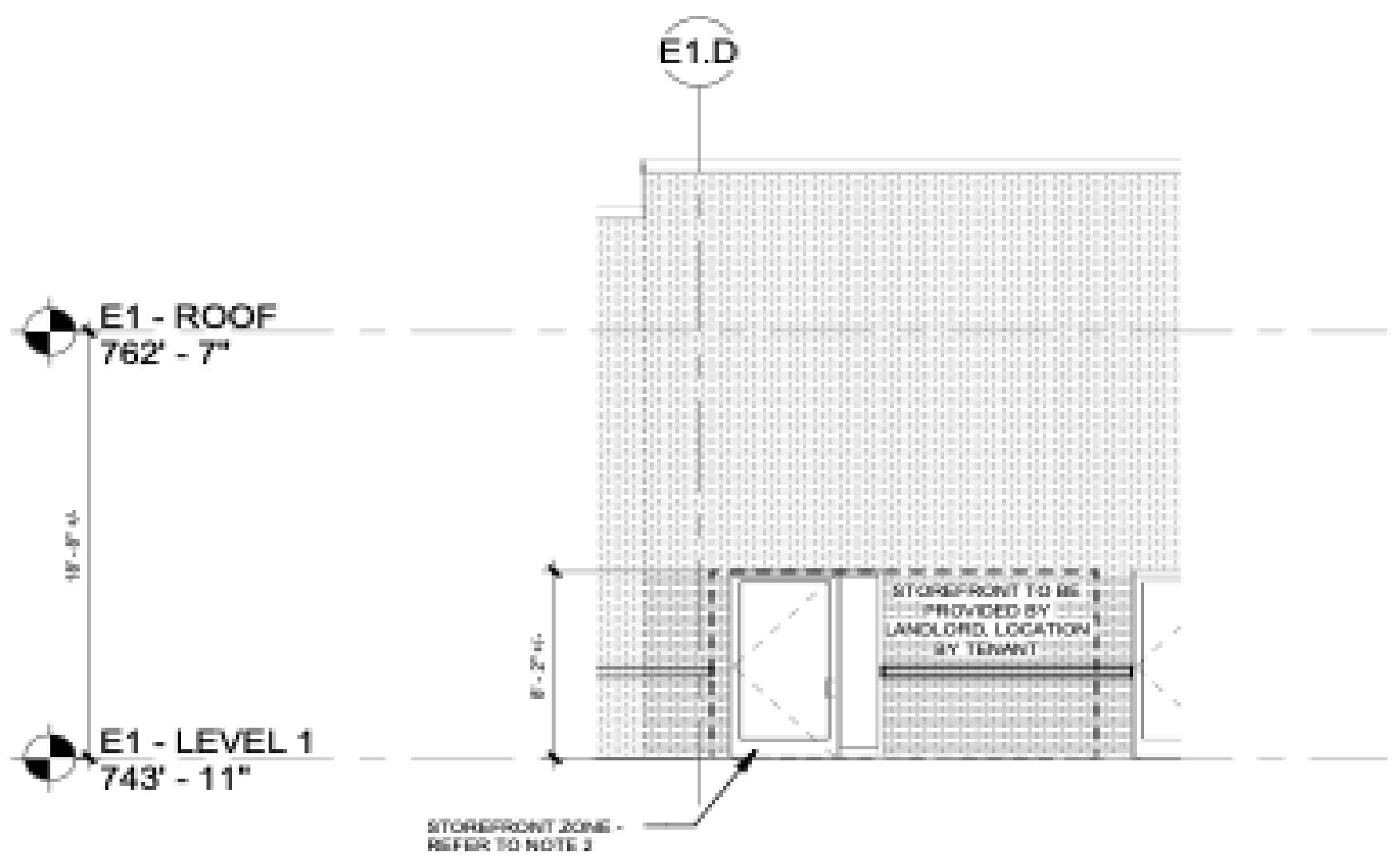


# ELEVATION E1-105

2. 8' - 0" WIDE BY 8' - 0" HIGH STOREFRONT OPENING TO BE PROVIDED BY LANDLORD WITHIN DESIGNATED REAR STOREFRONT ZONE. OPENING TO BE LOCATED BY TENANT WITHIN ZONE. STOREFRONT WILL CONSIST OF A 4' - 0" DOOR AND 2' - 0" SIDELITE.



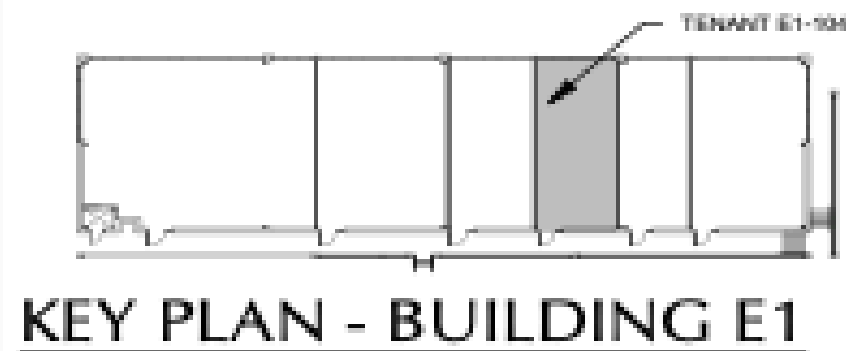
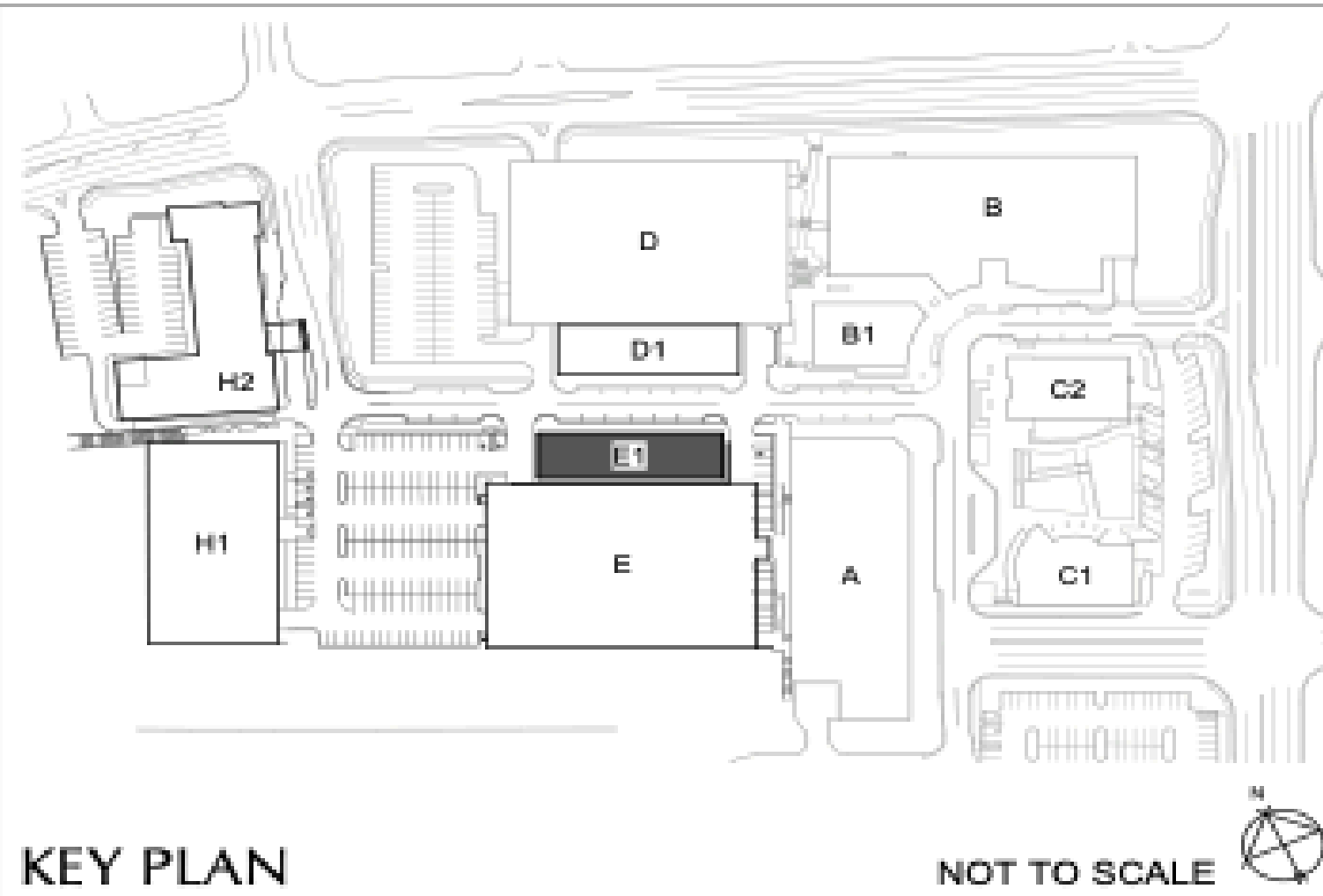
1 LOD ELEVATION - E1-105 NORTH



2 LOD ELEVATION - E1-105 SOUTH

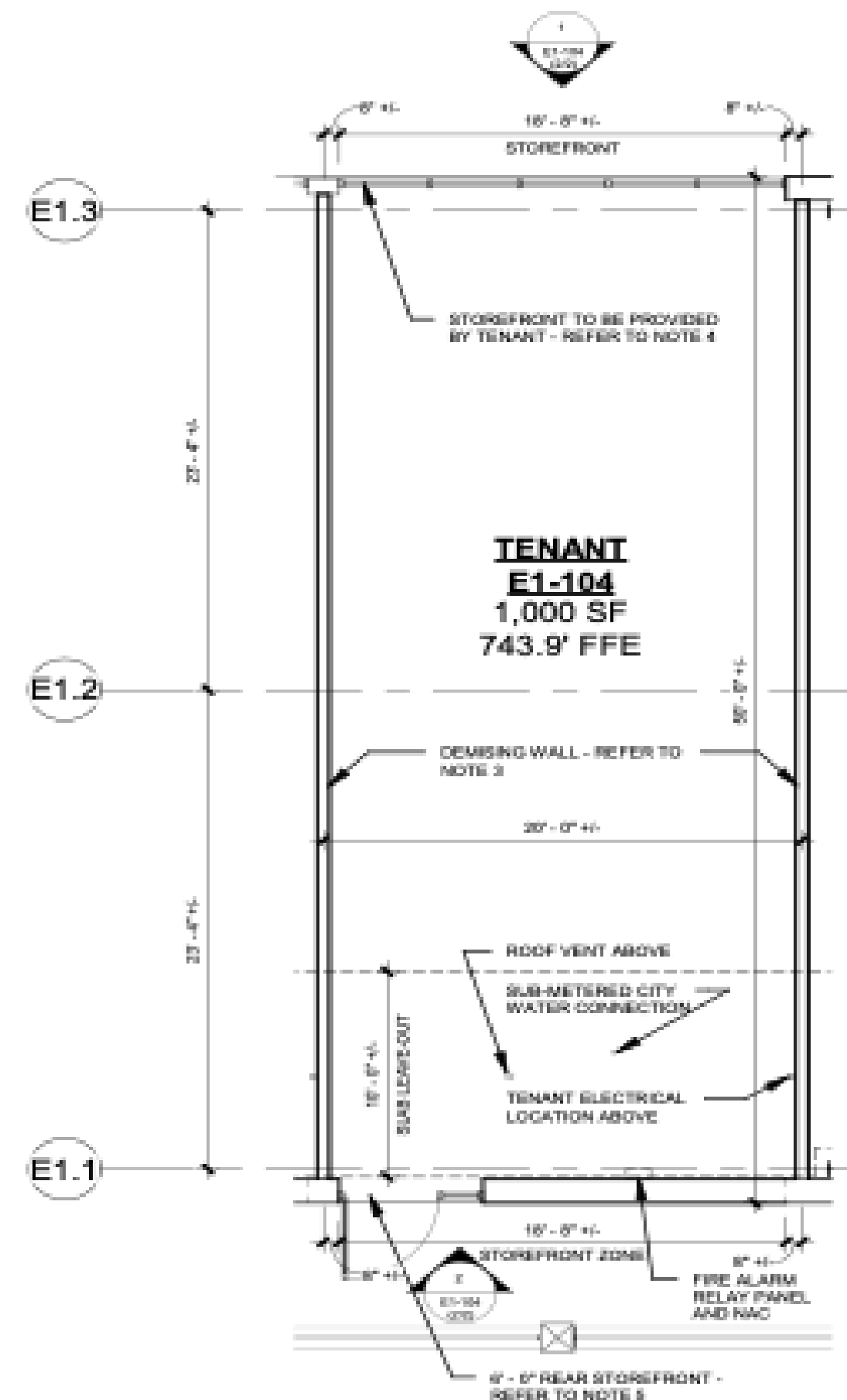
# STOREFRONT PHOTO E1-104





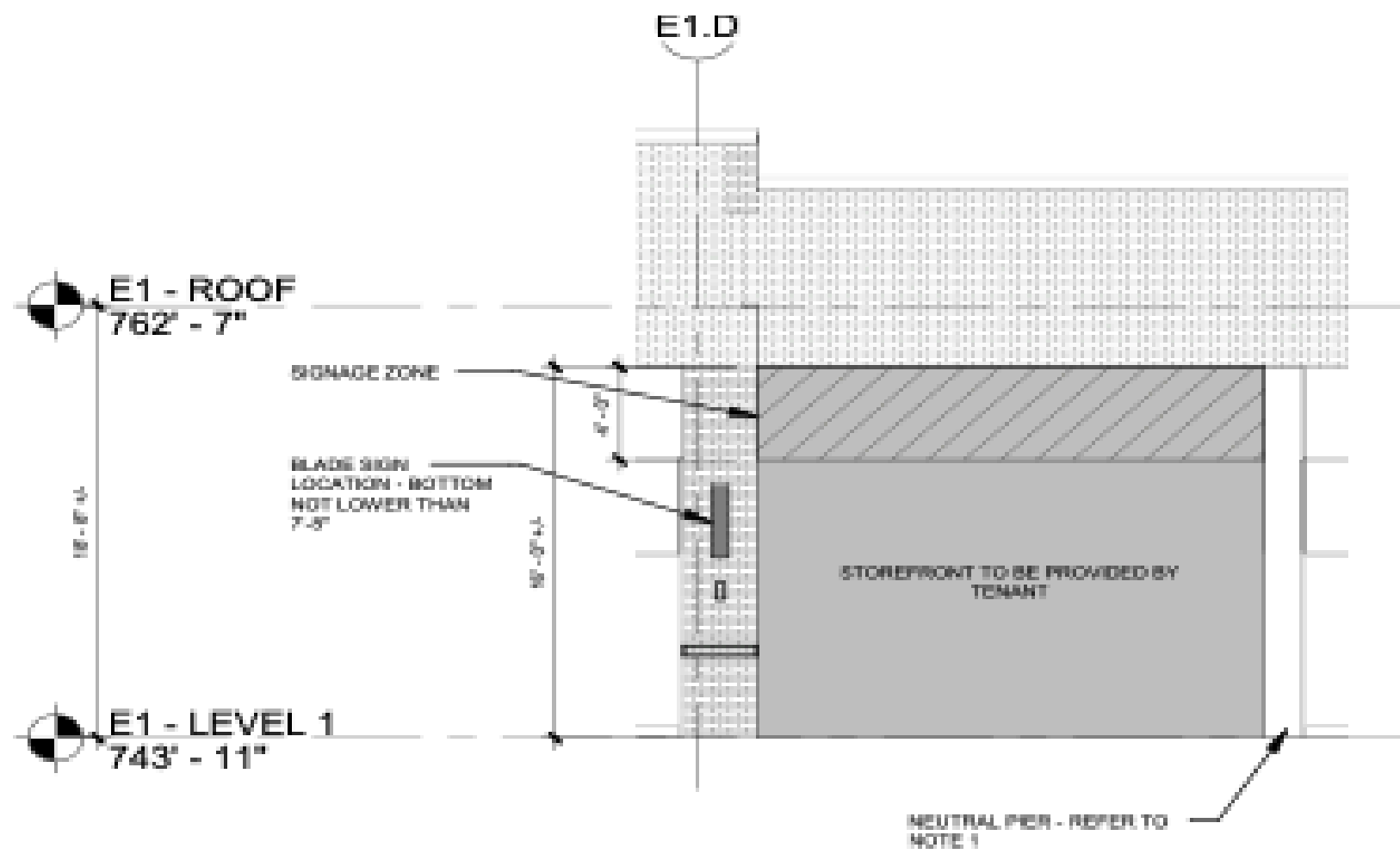
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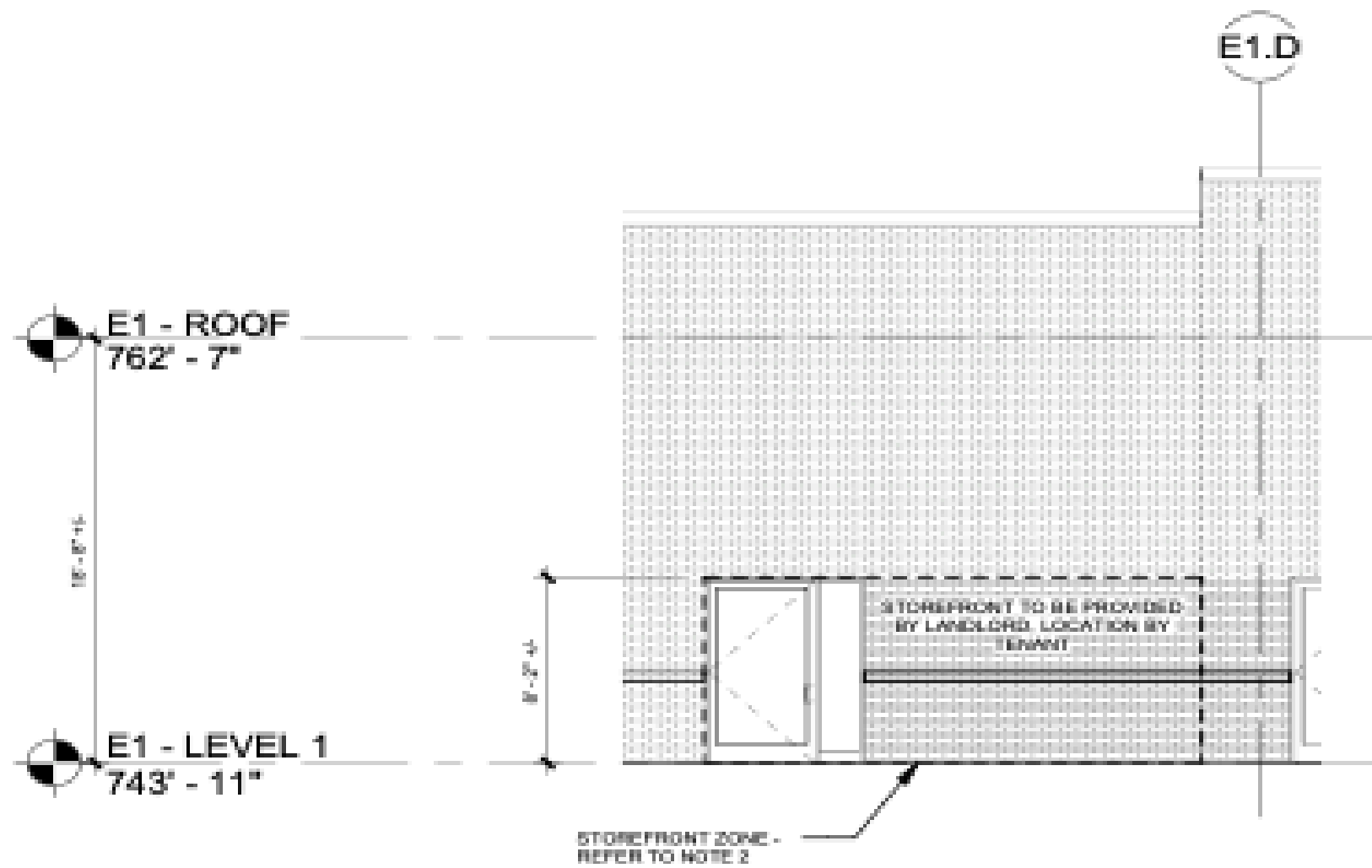


**LOD FLOOR PLAN - E1-104**

# ELEVATION E1-104



1. 1' - 4" WIDE ALUMINUM NEUTRAL PIER AT DEMISING WALL TO BE PROVIDED BY LANDLORD.
2. 6' - 0" WIDE BY 8' - 0" HIGH STOREFRONT OPENING TO BE PROVIDED BY LANDLORD WITH DESIGNATED REAR STOREFRONT ZONE. OPENING TO BE LOCATED BY TENANT WITHIN ZONE. STOREFRONT WILL CONSIST OF A 4' - 0" DOOR AND 2' - 0" SIDELITE.





EXISTING TENANTS



CYCLEBAR

