

Rushmore Gateway Corridor

Shell Office Space (Interior Buildout Cost) \$3,204,839 39,640 sf \$80.85/sf 150 Seats

Interior buildout cost includes:

Completion of 39,640 sf of interior office space (from concrete warm/dry shell space to fully occupiable Class-A office space); complete with floor coverings, finished walls, ceiling systems, lighting, safety, communications, data, security, furniture and all associated third party professional services (construction management, project management, architectural design, mechanical/electrical/plumbing engineering and design). The space will provide seating for an additional 150 occupants.

Professional fees are prorated for this portion of the work as follows: $205,000$ (total sf of building) / $39,640$ (sf of the Office Shell Space) = 19%. This portion of the professional services is attributed to the completion of the shell office space.

The following costs are specifically excluded from the calculation of professional fees: Structural/Civil engineering, exterior landscape design services, all legal fees and all internal labor expenses.