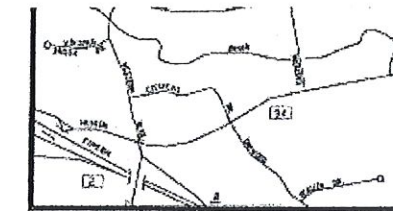
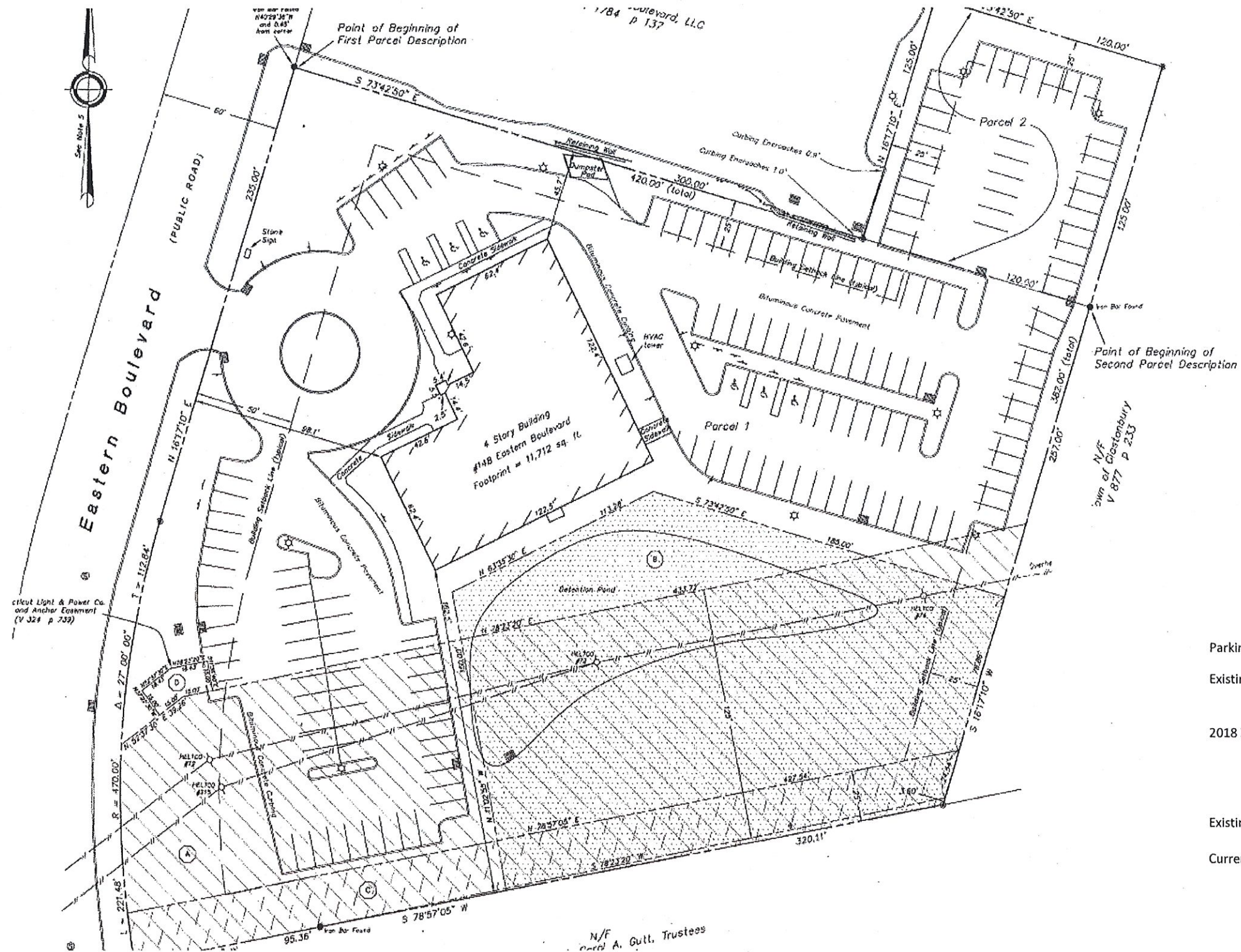


Parking Analysis

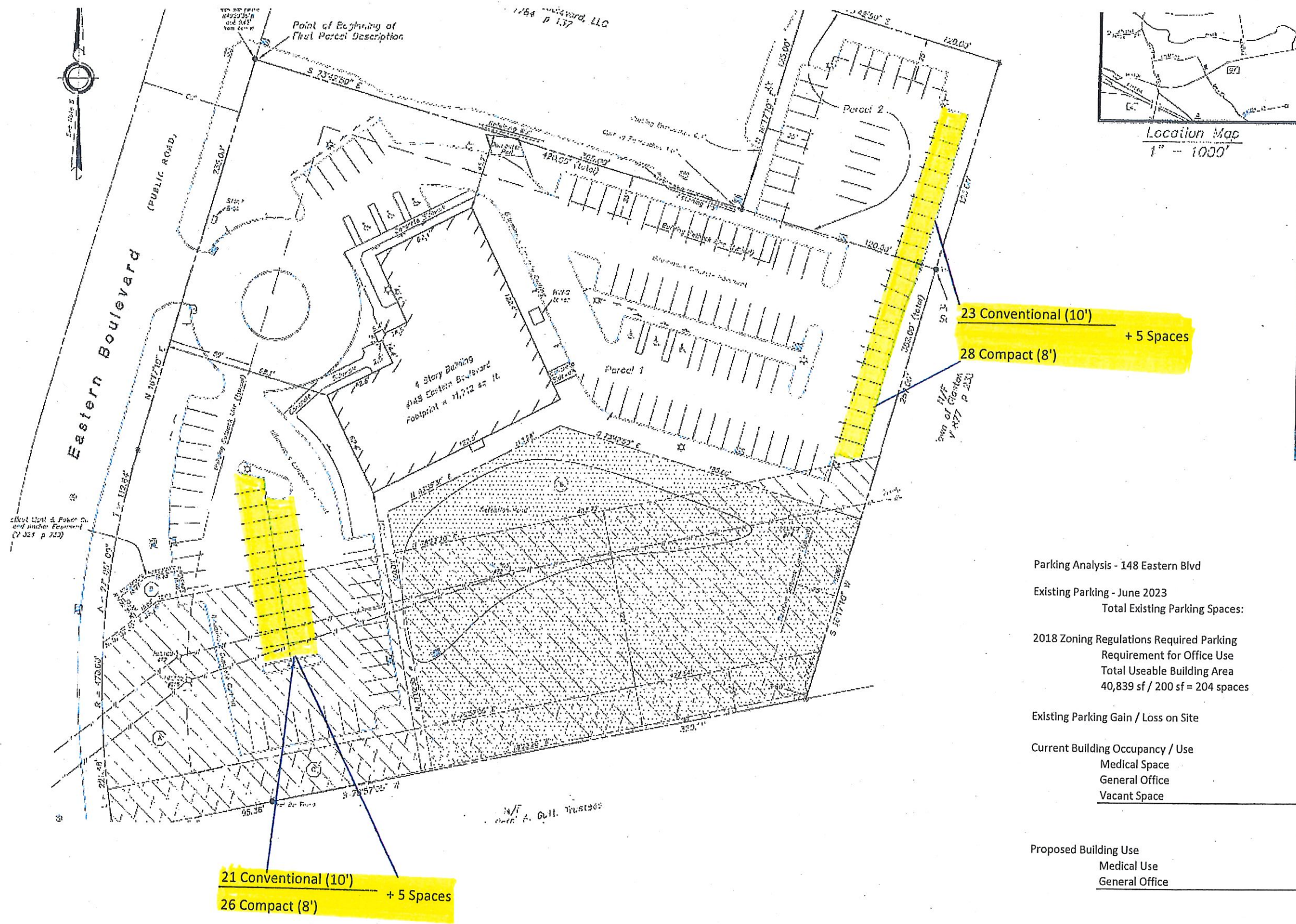


Location Map
1" = 1000'

Parking Analysis - 148 Eastern Blvd

Existing Parking - June 2023		
Total Existing Parking Spaces:		171 spaces
2018 Zoning Regulations Required Parking Requirement for Office Use		204 spaces
Total Useable Building Area	1sp / 200 sf	40839 sf
40,839 sf / 200 sf = 204 spaces		
Existing Parking Gain / Loss on Site		(33 Spaces)
Current Building Occupancy / Use		
Medical Space		3491 sf
General Office		29124 sf
Vacant Space		8224 sf
		<hr/>
		40839
Proposed Building Use		
Medical Use		10123 sf 67 spaces
General Office		30716 sf 154 spaces
		<hr/>
		40839 221 spaces

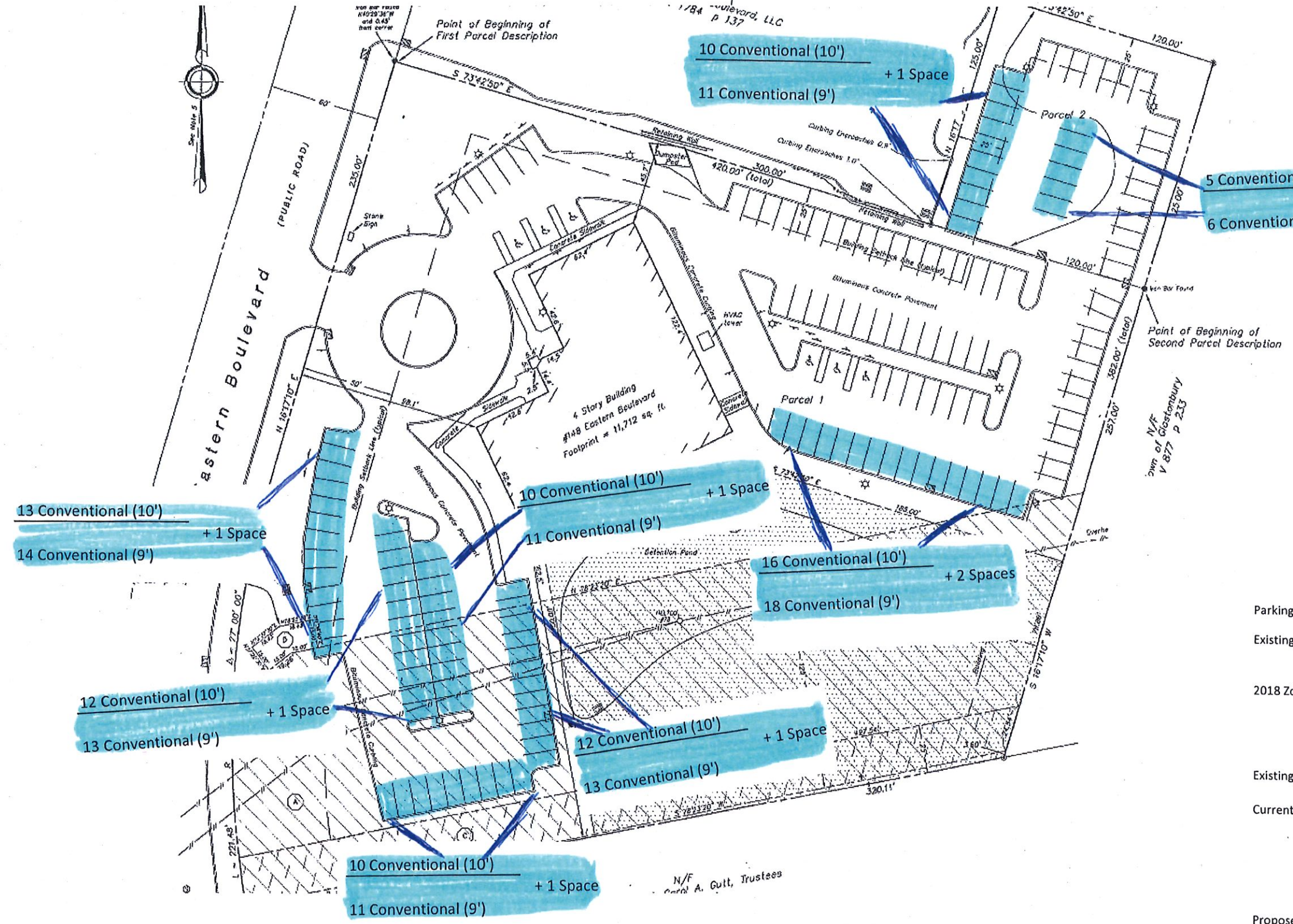
Option #1 Restriping Plan



Parking Analysis - 148 Eastern Blvd

Existing Parking - June 2023	Total Existing Parking Spaces:	171 spaces
2018 Zoning Regulations Required Parking	Requirement for Office Use	204 spaces
	Total Useable Building Area	40839 sf
	40,839 sf / 200 sf = 204 spaces	
Existing Parking Gain / Loss on Site		(33 Spaces)
Current Building Occupancy / Use		
Medical Space	3491 sf	
General Office	29124 sf	
Vacant Space	8224 sf	
	<hr/>	40839
Proposed Building Use		
Medical Use	10123 sf	67 spaces
General Office	30716 sf	154 spaces
	<hr/>	40839 221 spaces

Option #2 Restriping Plan



Parking Analysis - 148 Eastern Blvd

Existing Parking - June 2023	Total Existing Parking Spaces:	171 spaces
2018 Zoning Regulations Required Parking Requirement for Office Use	1sp / 200 sf	204 spaces
Total Useable Building Area	40,839 sf	
40,839 sf / 200 sf =		204 spaces
Existing Parking Gain / Loss on Site		(33 Spaces)
Current Building Occupancy / Use		
Medical Space	3491 sf	
General Office	29124 sf	
Vacant Space	8224 sf	
	<hr/>	40839
Proposed Building Use		
Medical Use	10123 sf	67 spaces
General Office	30716 sf	154 spaces
	<hr/>	40839 221 spaces