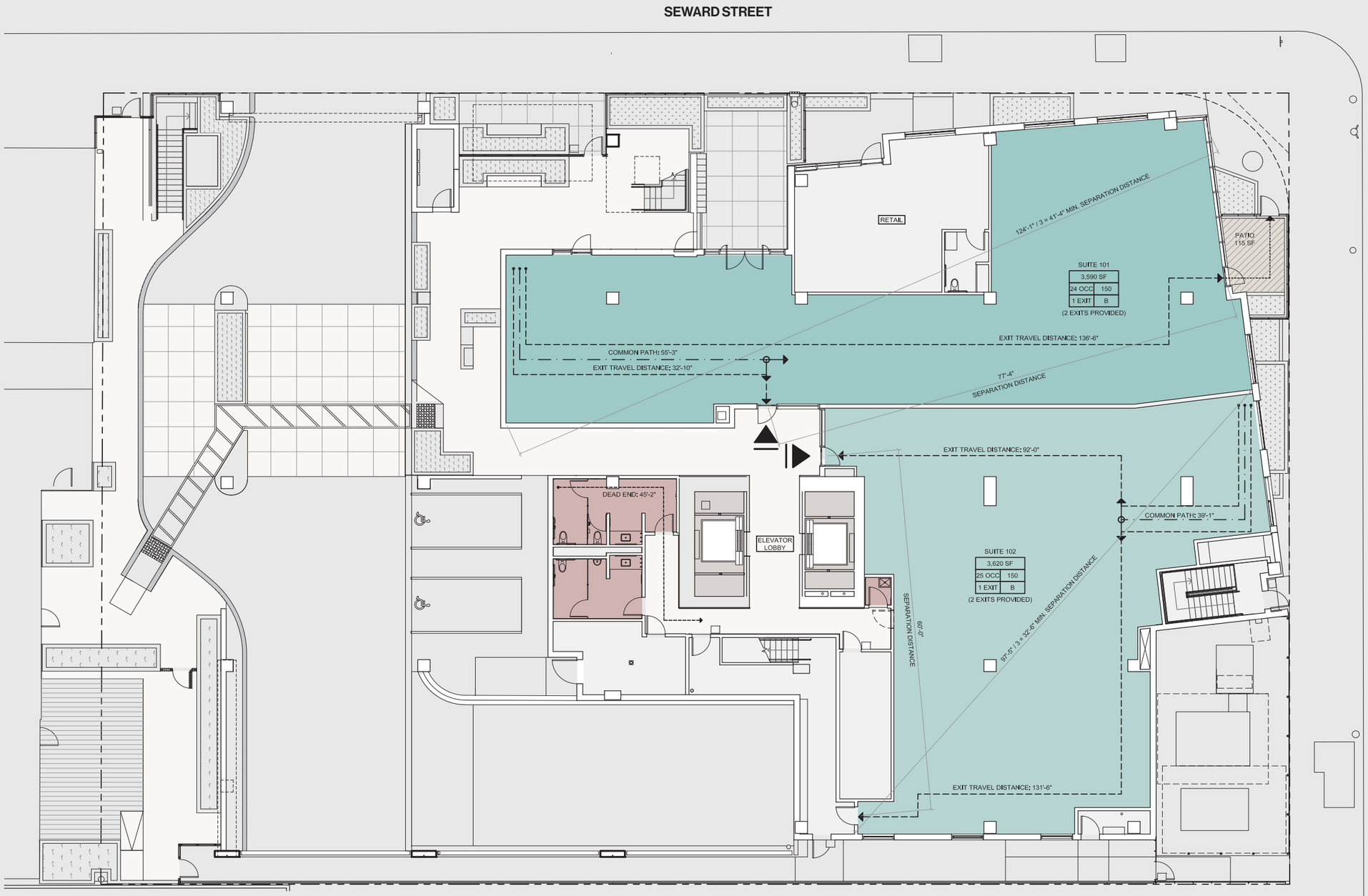
717 SEWARD SPEC SUITES

MULTI TENANT STUDIES

July 29, 2026

MULTI TENANT STUDY | 717 SEWARD - LEVEL 1



LEVEL 1 FLOOR PLAN

TOTAL GROSS INTERIOR FLOOR AREA: 10,595 sf

	Area	Deck
Suite 101	3,590 sf	115 sf
Suite 102	3,620 sf	0
Floor Service	465 sf	n/a

EXITING AND EGRESS

ROOM NAME	
AREA SF	
OCC.	O.L.F.
EXITS	TYPE

OCCUPANCY TAG

COMMON PATH OF TRAVEL (SECTION 1006)

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)

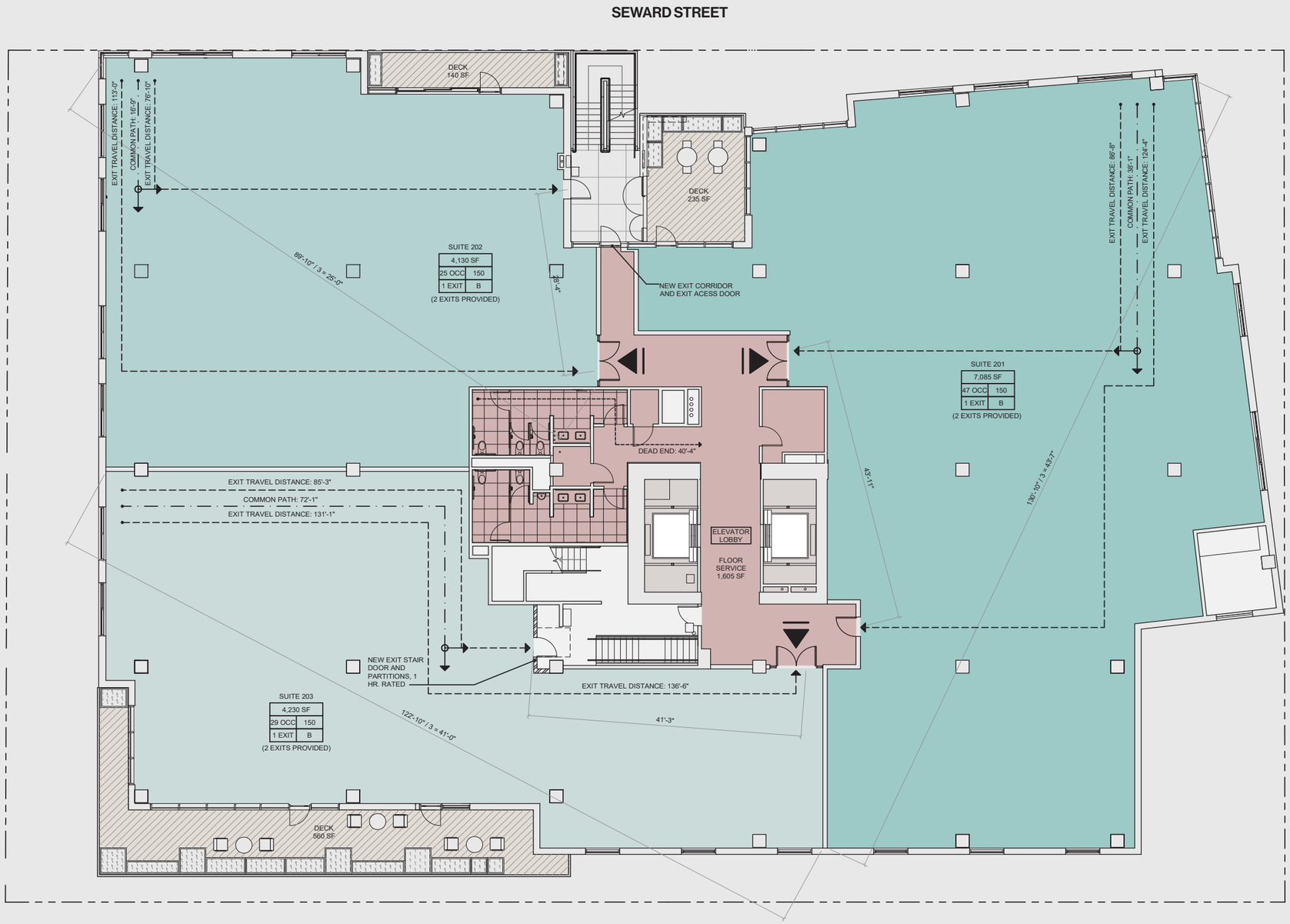
DEAD END CORRIDOR (Section 1020.5)
SHALL NOT EXCEED 50 FEET FOR SPRINKLERED BUILDINGS WITH B, M, AND S OCCUPANCIES, WHERE THE BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLERS;
SHALL NOT EXCEED 20 FEET FOR A OCCUPANCIES

EXIT ACCESS REQUIREMENTS

MAXIMUM DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (TABLE 1017.2)	COMMON PATH OF TRAVEL (TABLE 1006.2.1)
A	250 FEET MAX.	75 FEET MAX.
B	300 FEET MAX.	100 FEET MAX.
S-2	400 FEET MAX.	100 FEET MAX.
M	250 FEET MAX.	75 FEET MAX.

MULTI TENANT STUDY | 717 SEWARD - LEVEL 2



LEVEL 2 FLOOR PLAN

TOTAL GROSS INTERIOR FLOOR AREA: 18,960 sf

	Area	Deck
Suite 201	7,085 sf	235 sf
Suite 202	4,130 sf	140 sf
Suite 203	4,230 sf	560 sf
Floor Service	1,605 sf	n/a

EXITING AND EGRESS

ROOM NAME	
AREA SF	
OCC.	O.L.F.
EXITS	TYPE

OCCUPANCY TAG

COMMON PATH OF TRAVEL (SECTION 1006)

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)

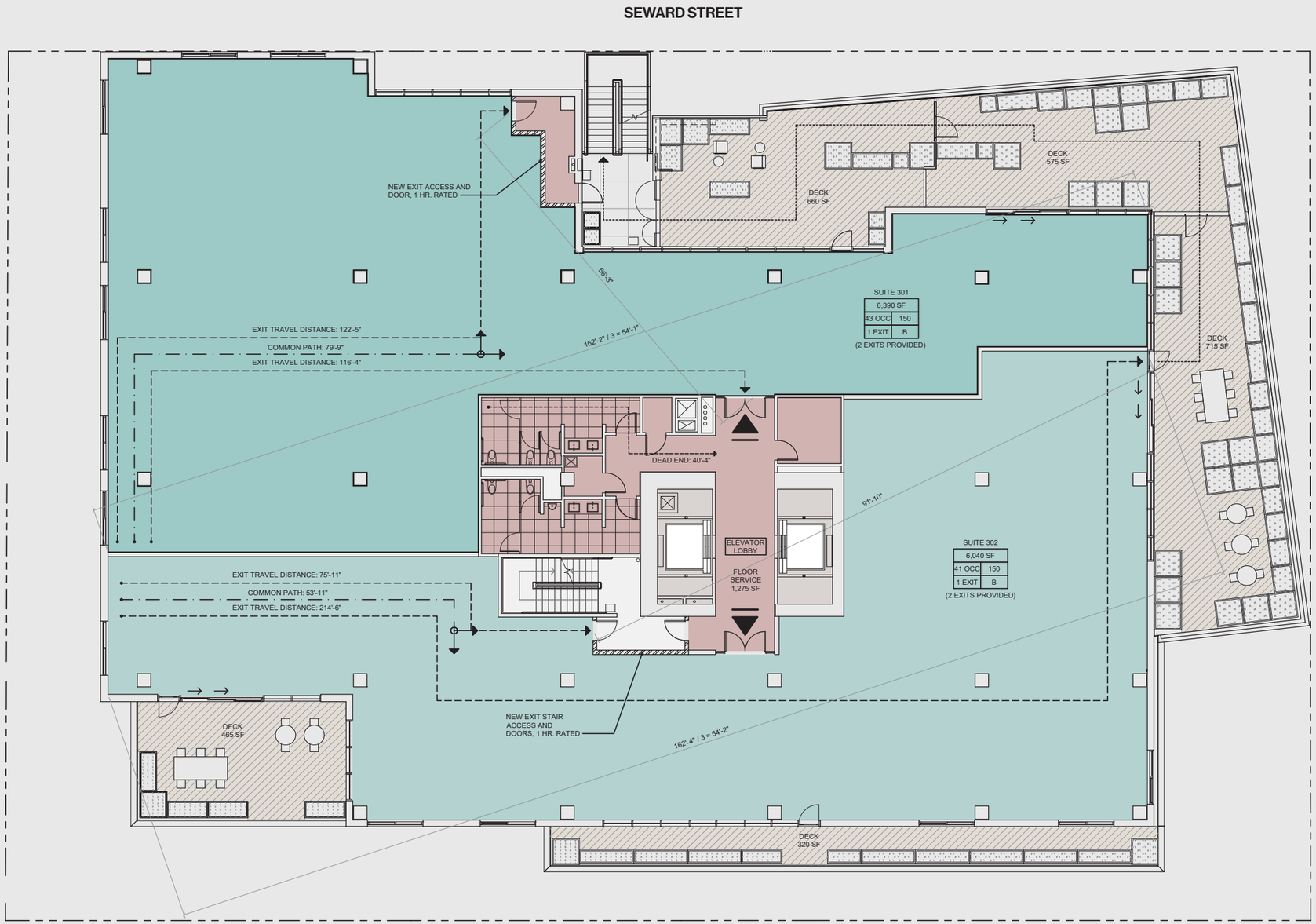
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SHALL NOT EXCEED 20 FEET FOR A OCCUPANCIES

EXIT ACCESS REQUIREMENTS

MAXIMUM DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (TABLE 1017.2)	COMMON PATH OF TRAVEL (TABLE 1006.2.1)
A	250 FEET MAX.	75 FEET MAX.
B	300 FEET MAX.	100 FEET MAX.
S-2	400 FEET MAX.	100 FEET MAX.
M	250 FEET MAX.	75 FEET MAX.

MULTI TENANT STUDY | 717 SEWARD - LEVEL 3



LEVEL 3 FLOOR PLAN

TOTAL GROSS INTERIOR FLOOR AREA: 15,150 sf

	Area	Deck
Suite 301	6,390 sf	1,235 sf
Suite 302	6,040 sf	1,500 sf
Floor Service	1,275 sf	n/a

EXITING AND EGRESS

ROOM NAME	
AREA SF	
OCC.	O.L.F.
EXITS	TYPE

OCCUPANCY TAG

COMMON PATH OF TRAVEL (SECTION 1006)

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)

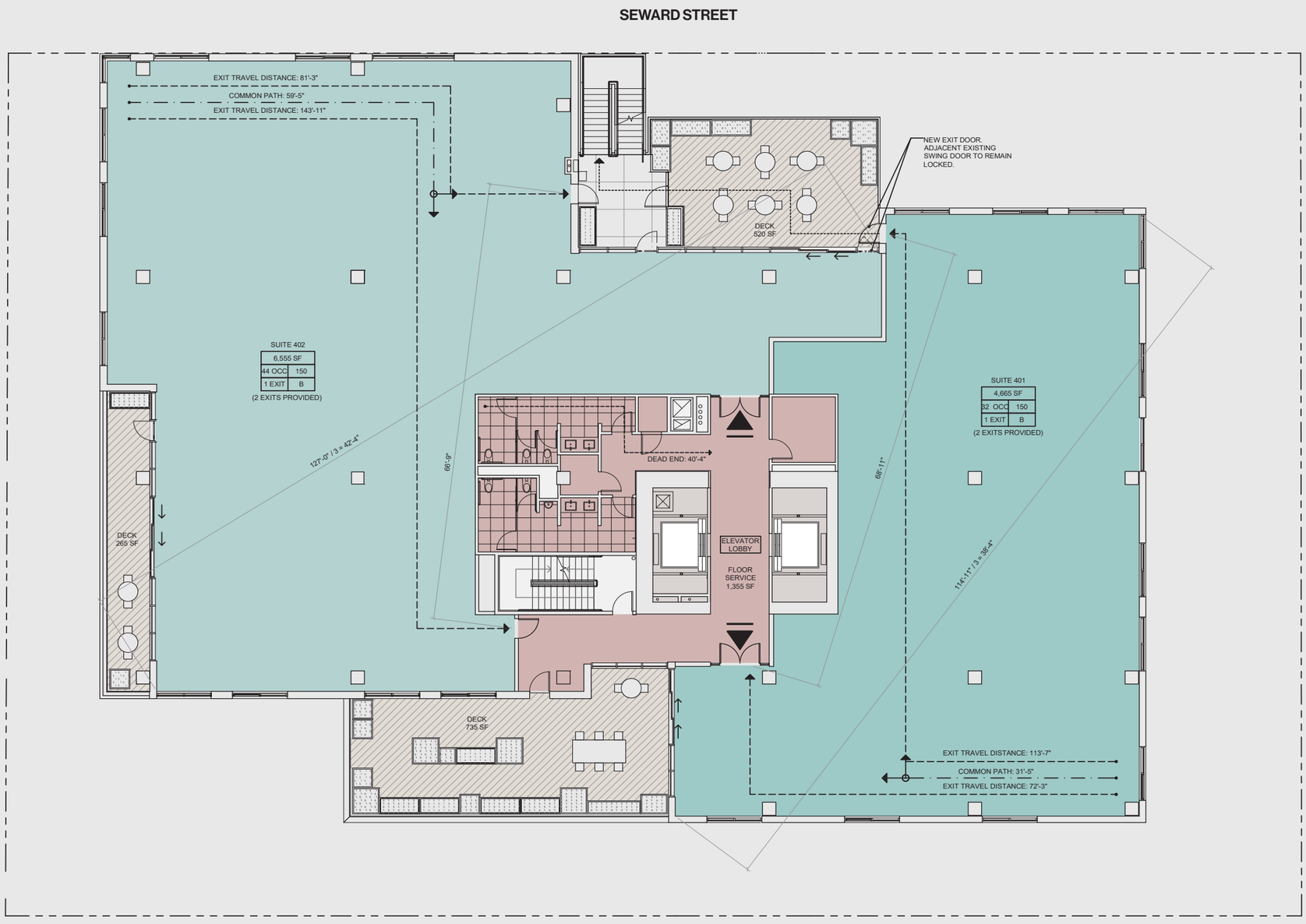
DEAD END CORRIDOR (Section 1020.5)
SHALL NOT EXCEED 50 FEET FOR SPRINKLERED BUILDINGS WITH B, M, AND S OCCUPANCIES, WHERE THE BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLERS;
SHALL NOT EXCEED 20 FEET FOR A OCCUPANCIES

EXIT ACCESS REQUIREMENTS

MAXIMUM DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (TABLE 1017.2)	COMMON PATH OF TRAVEL (TABLE 1006.2.1)
A	250 FEET MAX.	75 FEET MAX.
B	300 FEET MAX.	100 FEET MAX.
S-2	400 FEET MAX.	100 FEET MAX.
M	250 FEET MAX.	75 FEET MAX.

MULTI TENANT STUDY | 717 SEWARD - LEVEL 4



LEVEL 4 FLOOR PLAN

TOTAL GROSS INTERIOR FLOOR AREA: 15,150 sf

	Area	Deck
Suite 401	4,665 sf	735 sf
Suite 402	6,555 sf	785 sf
Floor Service	1,355 sf	n/a

EXITING AND EGRESS

ROOM NAME	
AREA SF	
OCC.	O.L.F.
EXITS	TYPE

OCCUPANCY TAG

COMMON PATH OF TRAVEL (SECTION 1006)

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)

DEAD END CORRIDOR (Section 1020.5)
SHALL NOT EXCEED 50 FEET FOR SPRINKLERED BUILDINGS WITH B, M, AND S OCCUPANCIES, WHERE THE BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLERS;
SHALL NOT EXCEED 20 FEET FOR A OCCUPANCIES

EXIT ACCESS REQUIREMENTS

MAXIMUM DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (TABLE 1017.2)	COMMON PATH OF TRAVEL (TABLE 1006.2.1)
A	250 FEET MAX.	75 FEET MAX.
B	300 FEET MAX.	100 FEET MAX.
S-2	400 FEET MAX.	100 FEET MAX.
M	250 FEET MAX.	75 FEET MAX.