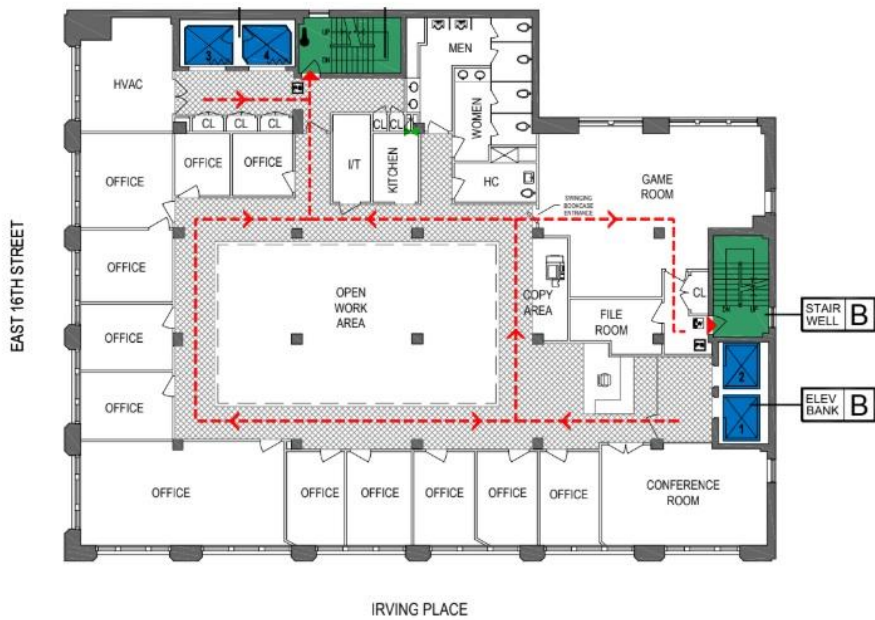


Rentable Portion in Neon Green gradient above  
30 Irving



2<sup>nd</sup> and 3<sup>rd</sup> floor office layout above (full TI to be provided)