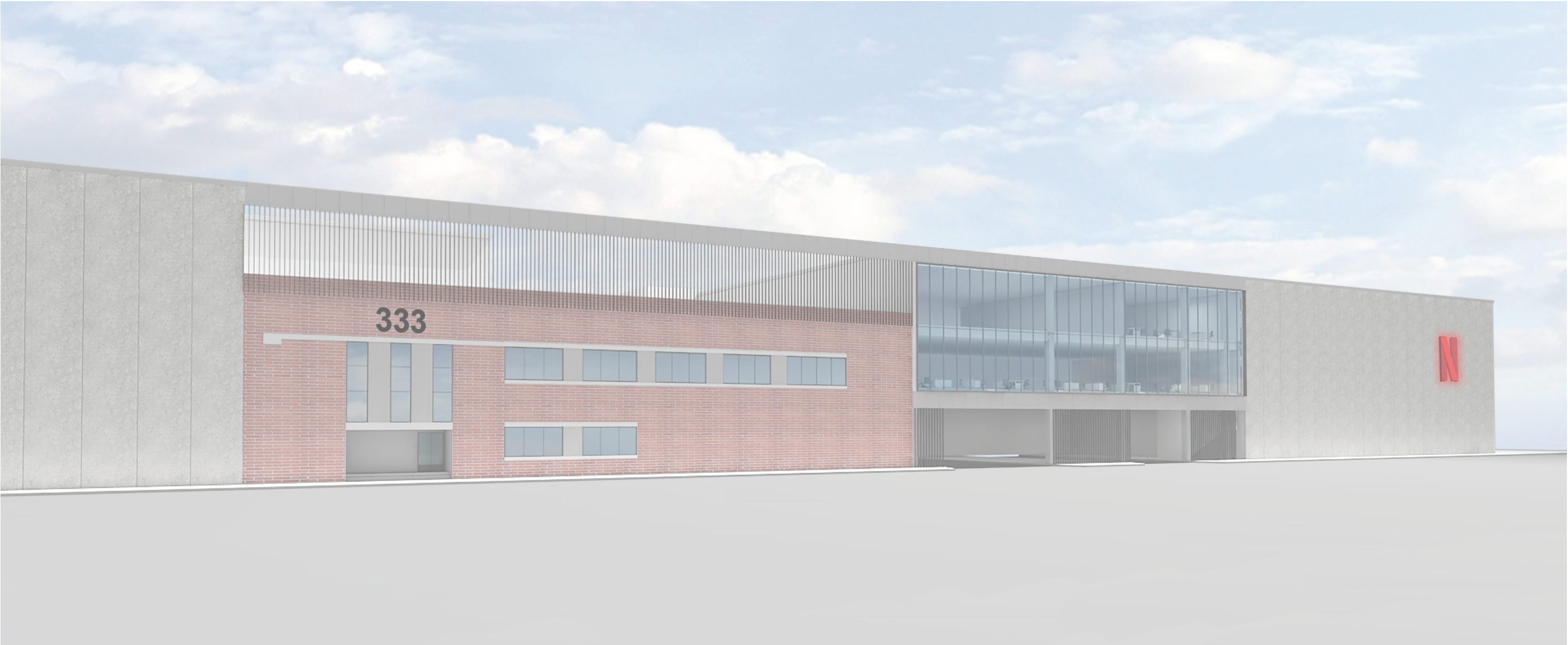


NETFLIX - BUSHWICK, NY

April 16, 2021

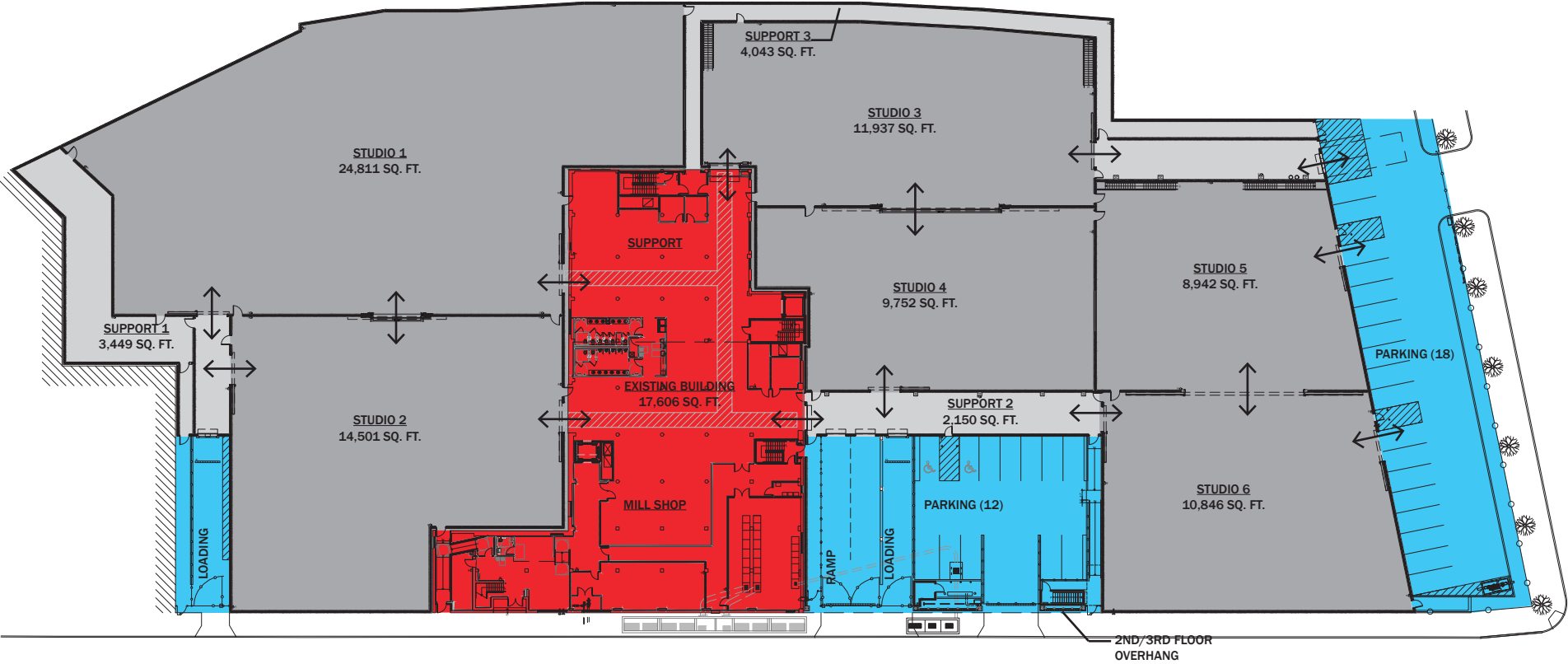


MOVIE STUDIO

Gold Coast Studios

- NEW STUDIO
- EXISTING BUILDING
- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

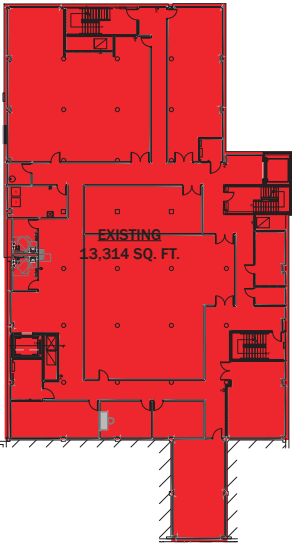
STUDIO: 80,789 SQ. FT.
EXISTING CELLAR: 13,314 SQ. FT.
EXISTING BUILDING: 40,687 SQ. FT.
(MILL SHOP / SUPPORT / OFFICE / DRESSING / VIP)
SUPPORT: 9,642 SQ. FT.
NEW OFFICE / BREAK ROOM: 22,416 SQ. FT.
MEZZANINE: 3,585 SQ. FT.



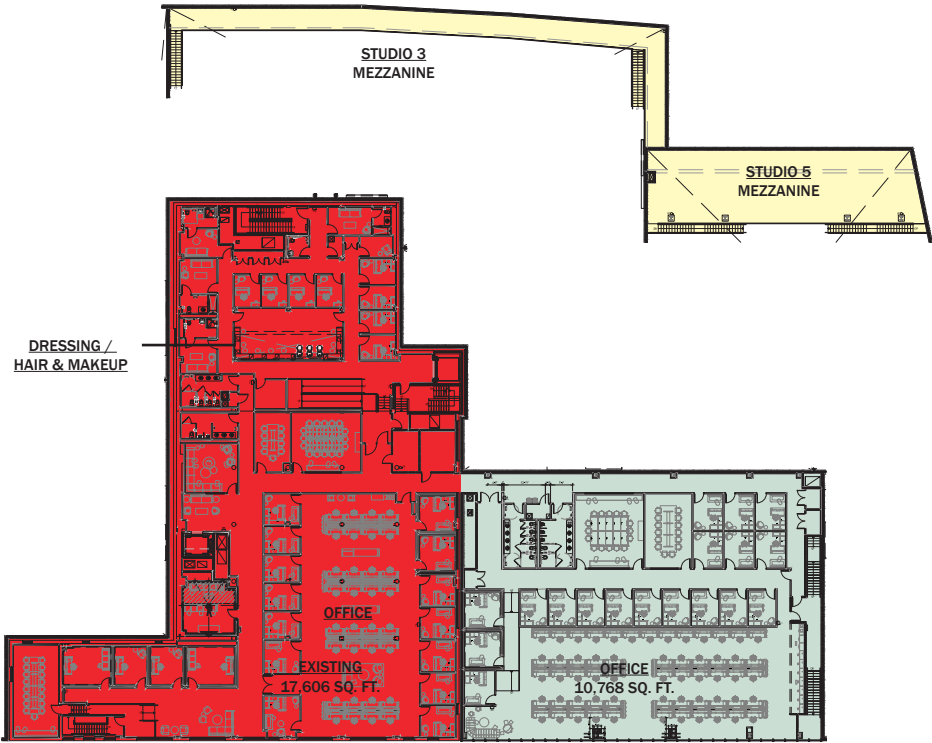
FIRST FLOOR PLAN
STUDIO: 80,789 SQ. FT.
SUPPORT: 9,642 SQ. FT.
EXISTING: 17,606 SQ. FT.

TOTAL FLOOR AREA:
108,037 SQ. FT.

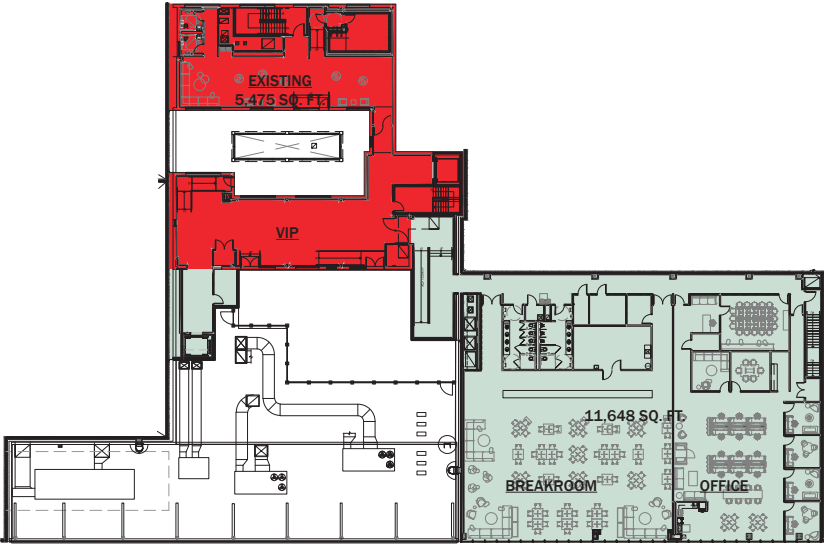
TOTAL BUILDING AREA: 170,433 SQ. FT.



CELLAR FLOOR PLAN
13,314 SQ. FT.



SECOND FLOOR PLAN
28,374 SQ. FT.
3,585 SQ. FT. (MEZZANINE)



THIRD FLOOR PLAN
17,123 SQ. FT.

- NEW STUDIO
- EXISTING BUILDING
- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

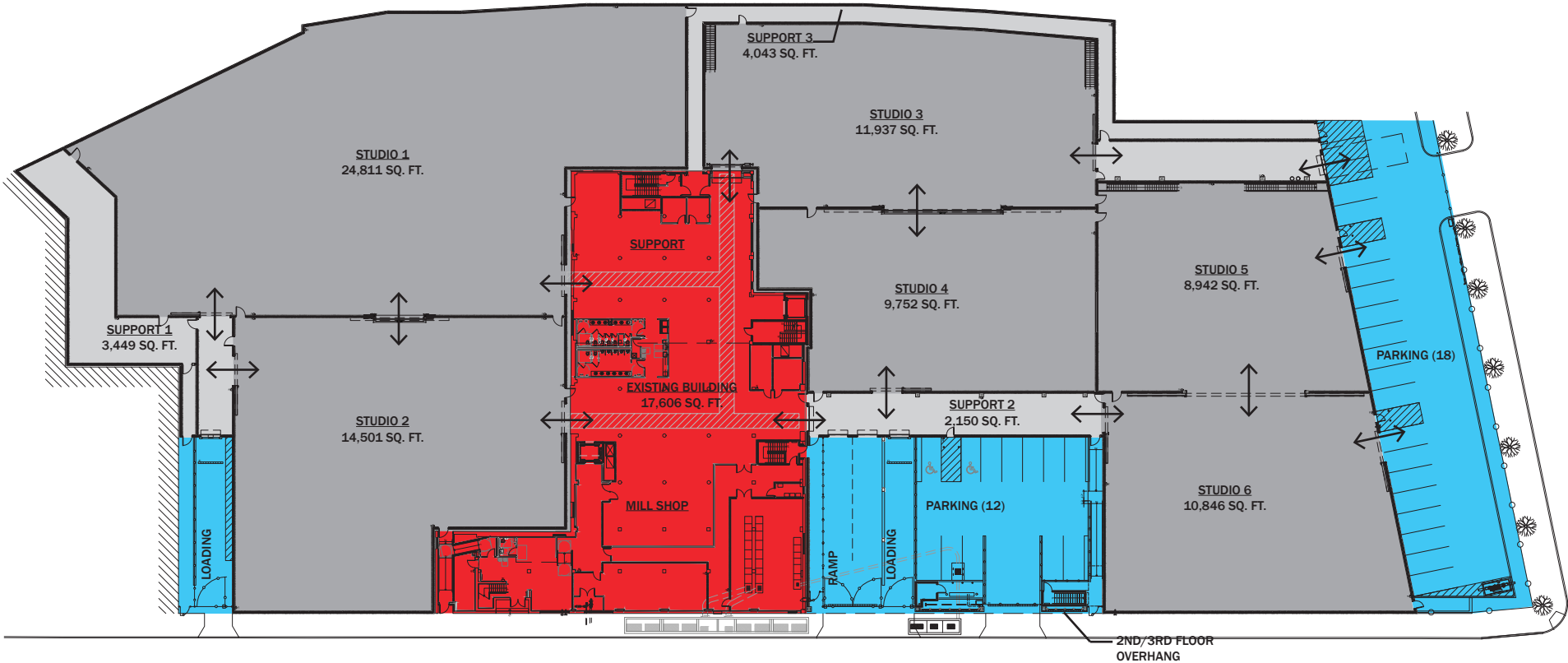
STUDIO: 80,789 SQ. FT.
EXISTING CELLAR: 13,314 SQ. FT.
EXISTING BUILDING: 40,687 SQ. FT.
(MILL SHOP / SUPPORT / OFFICE / DRESSING / VIP)
SUPPORT: 9,642 SQ. FT.
NEW OFFICE / BREAK ROOM: 22,416 SQ. FT.
MEZZANINE: 3,585 SQ. FT.

TOTAL BUILDING AREA: 170,433 SQ. FT.

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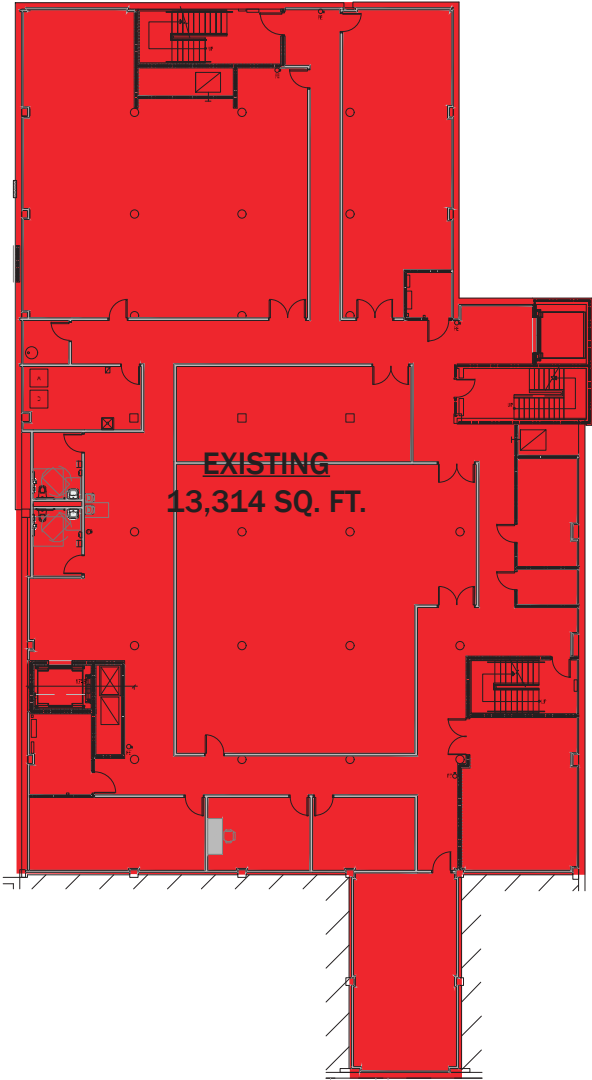


- NEW STUDIO
- EXISTING BUILDING
- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

STUDIO:	80,789 SQ. FT.
EXISTING CELLAR:	13,314 SQ. FT.
EXISTING BUILDING:	40,687 SQ. FT.
(MILL SHOP / SUPPORT / OFFICE / DRESSING / VIP)	
SUPPORT:	9,642 SQ. FT.
NEW OFFICE / BREAK ROOM:	22,416 SQ. FT.
MEZZANINE:	3,585 SQ. FT.

TOTAL BUILDING AREA: 170,433 SQ. FT.

CELLAR FLOOR PLAN
13,314 SQ. FT.



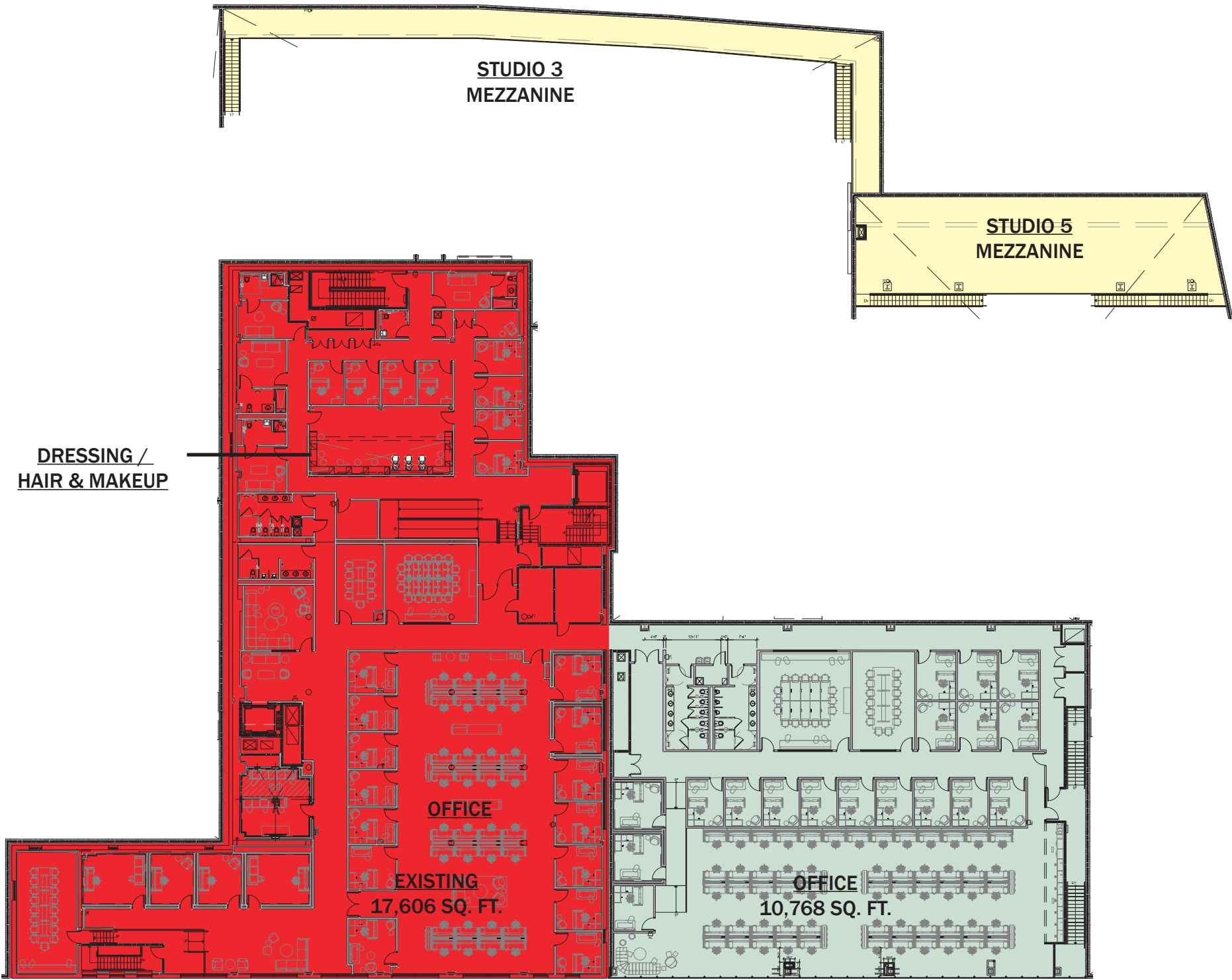
- NEW STUDIO
- EXISTING BUILDING
- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

STUDIO:	80,789 SQ. FT.
EXISTING CELLAR:	13,314 SQ. FT.
EXISTING BUILDING:	40,687 SQ. FT.
(MILL SHOP / SUPPORT / OFFICE / DRESSING / VIP)	
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NEW OFFICE / BREAK ROOM:	22,416 SQ. FT.
MEZZANINE:	3,585 SQ. FT.

TOTAL BUILDING AREA: 170,433 SQ. FT.

SECOND FLOOR PLAN

28,374 SQ. FT.
3,585 SQ. FT. (MEZZANINE)



MOVIE STUDIO

- NEW STUDIO
- EXISTING BUILDING
- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

STUDIO:	80,789 SQ. FT.
EXISTING CELLAR:	13,314 SQ. FT.
EXISTING BUILDING:	40,687 SQ. FT.
(MILL SHOP / SUPPORT / OFFICE / DRESSING / VIP)	
SUPPORT:	9,642 SQ. FT.
NEW OFFICE / BREAK ROOM:	22,416 SQ. FT.
MEZZANINE:	3,585 SQ. FT.

TOTAL BUILDING AREA: 170,433 SQ. FT.

THIRD FLOOR PLAN
17,123 SQ. FT.

