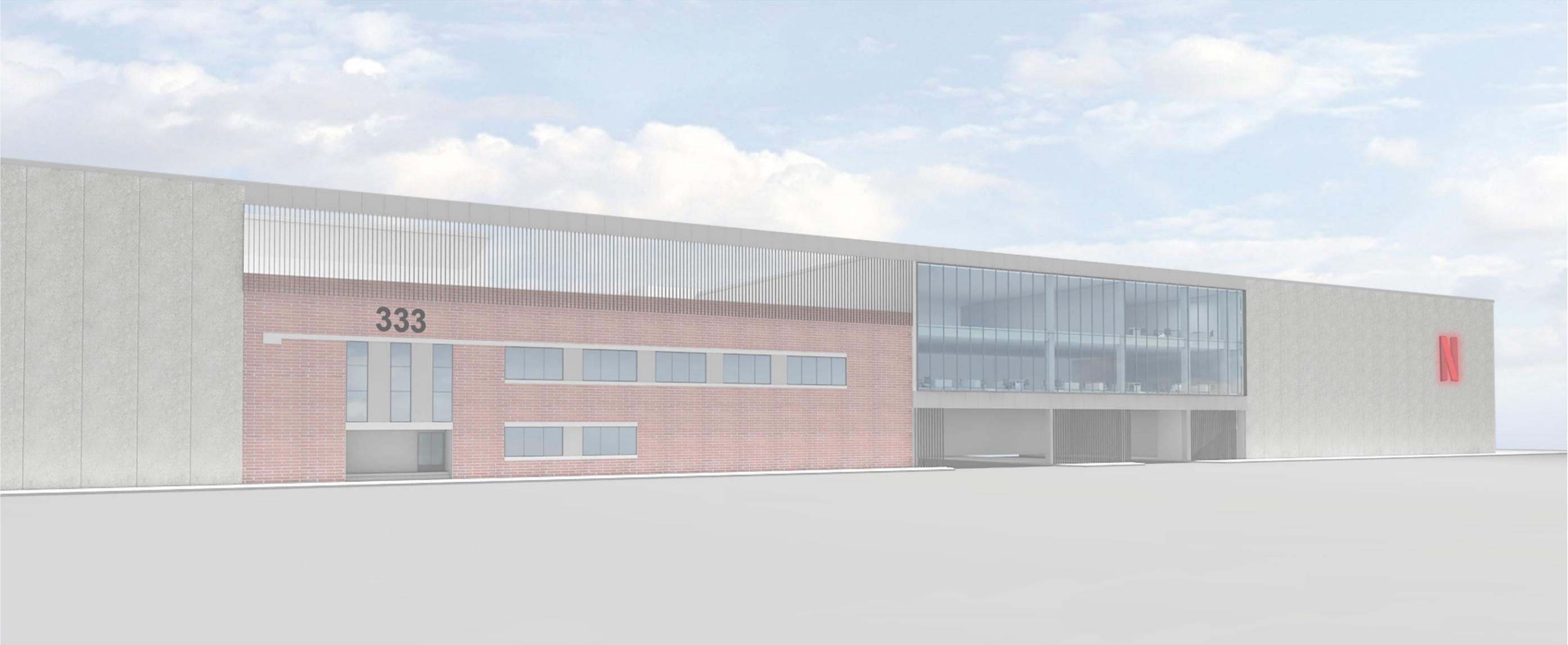


NETFLIX - BUSHWICK, NY

April 16, 2021

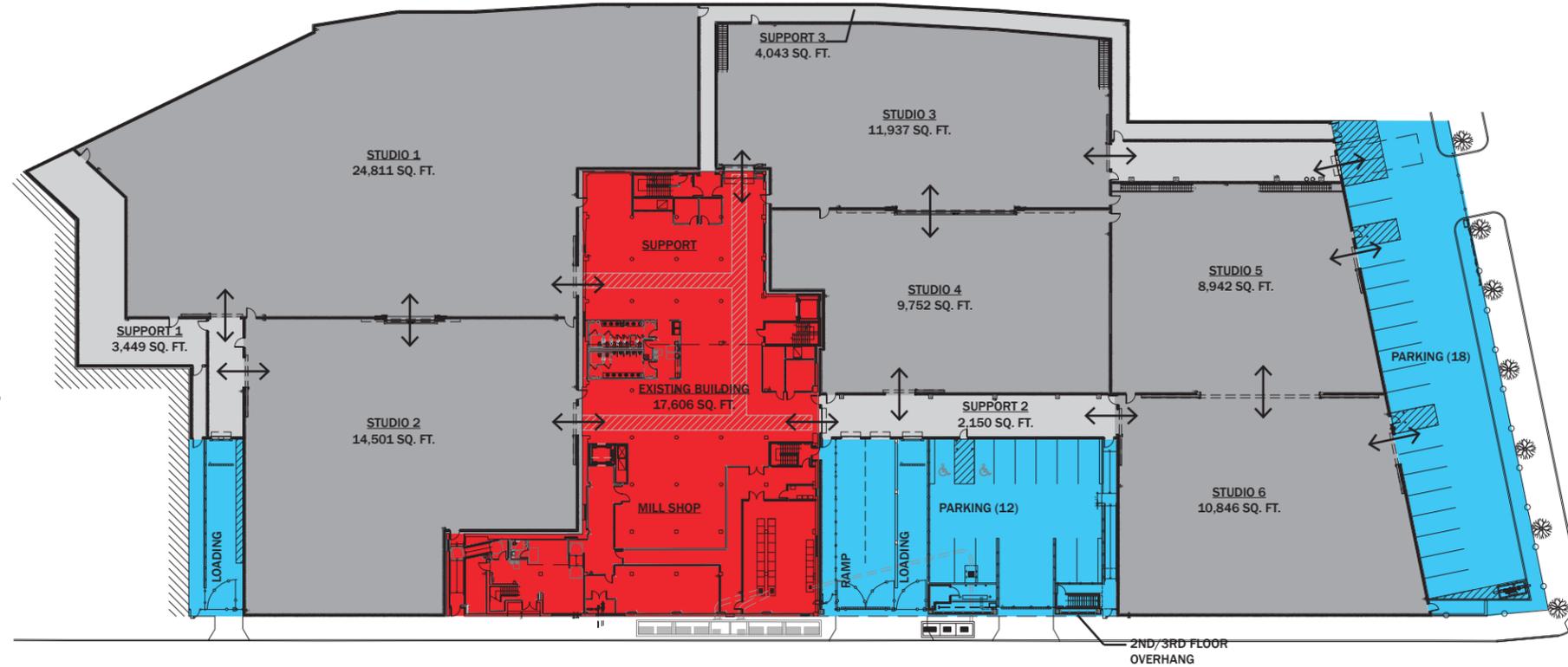


MOVIE STUDIO

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.



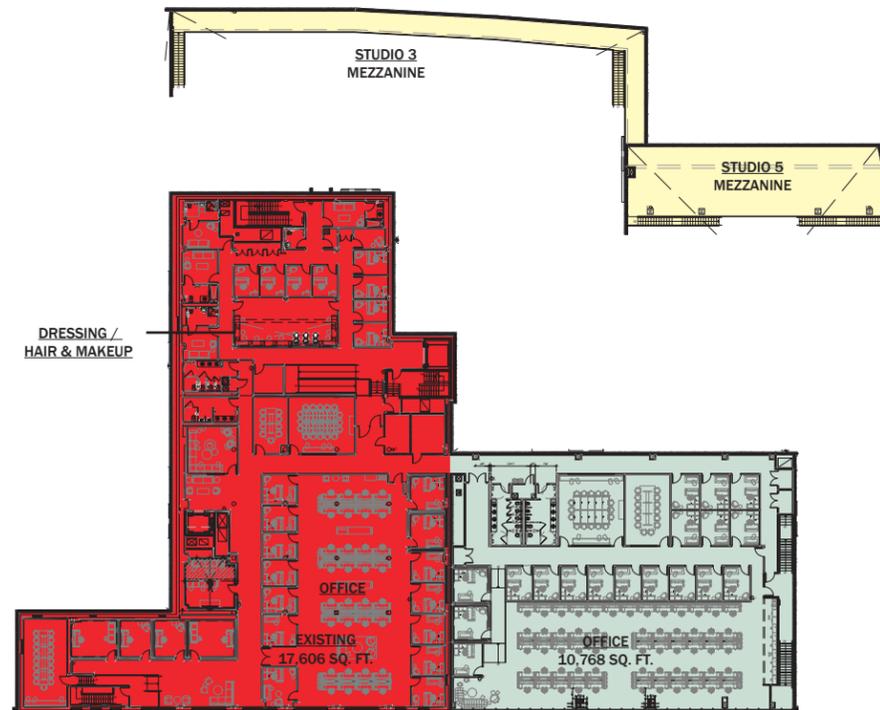
FIRST FLOOR PLAN
 STUDIO: 80,789 SQ. FT.
 SUPPORT: 9,642 SQ. FT.
 EXISTING: 17,606 SQ. FT.

TOTAL FLOOR AREA:
 108,037 SQ. FT.

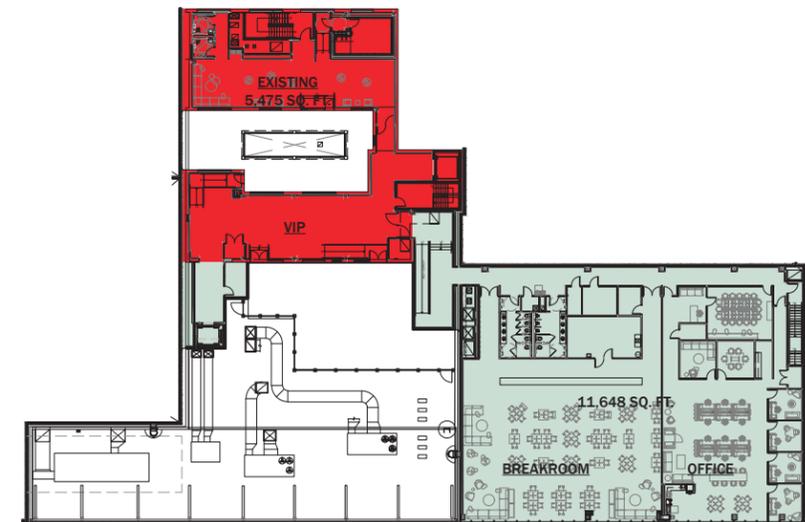
TOTAL BUILDING AREA: 170,433 SQ. FT.



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.

MOVIE STUDIO

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- NEW SUPPORT
- NEW PARKING / LOADING
- NEW OFFICE / BREAK ROOM

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 EXISTING BUILDING: 40,687 SQ. FT.
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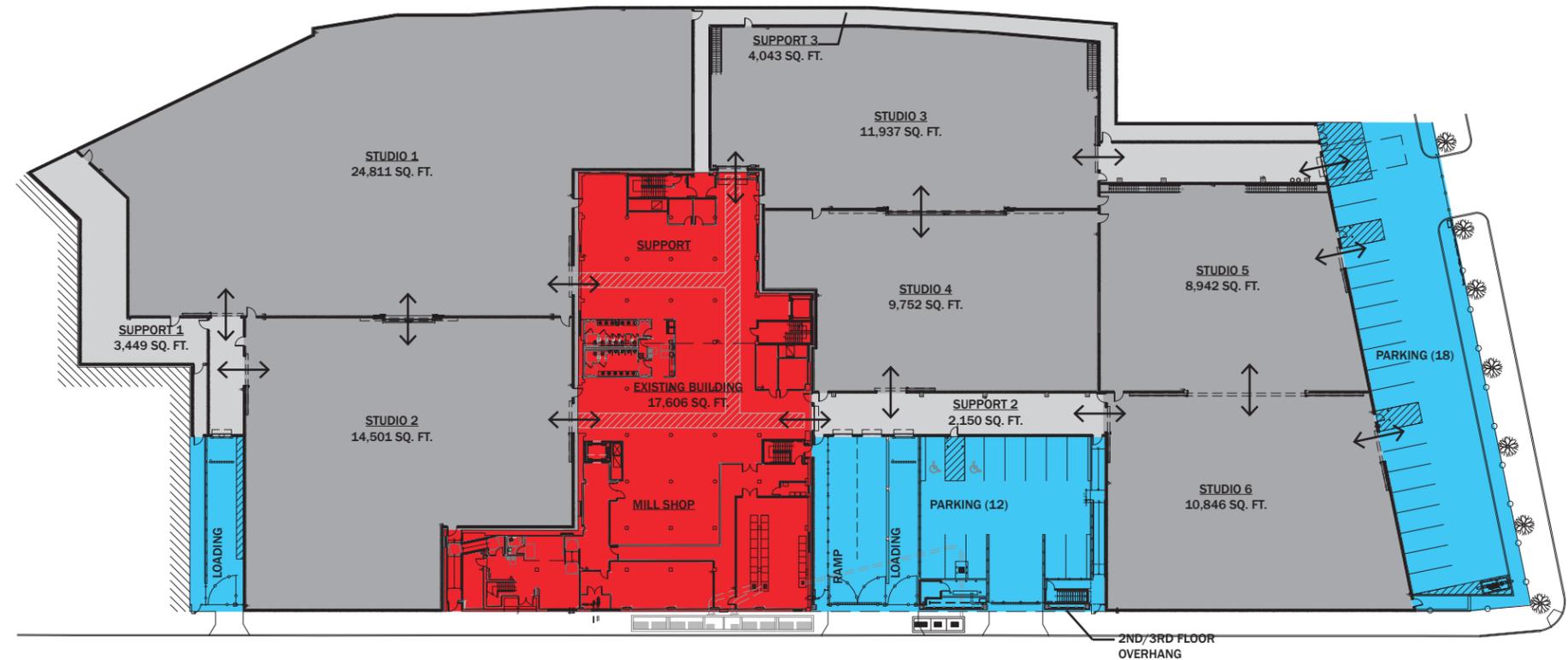
TOTAL BUILDING AREA: 170,433 SQ. FT.

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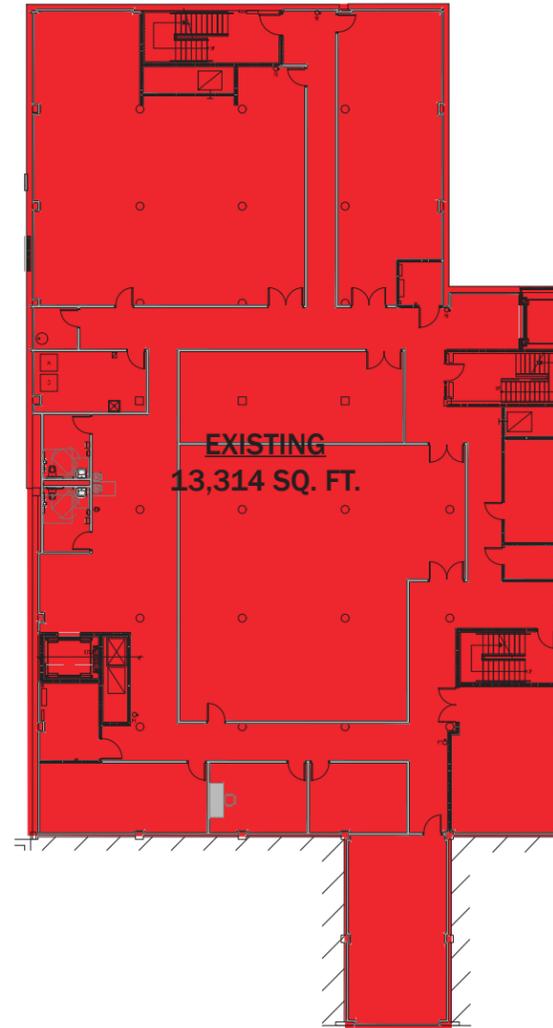
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CELLAR FLOOR PLAN
13,314 SQ. FT.



MOVIE STUDIO

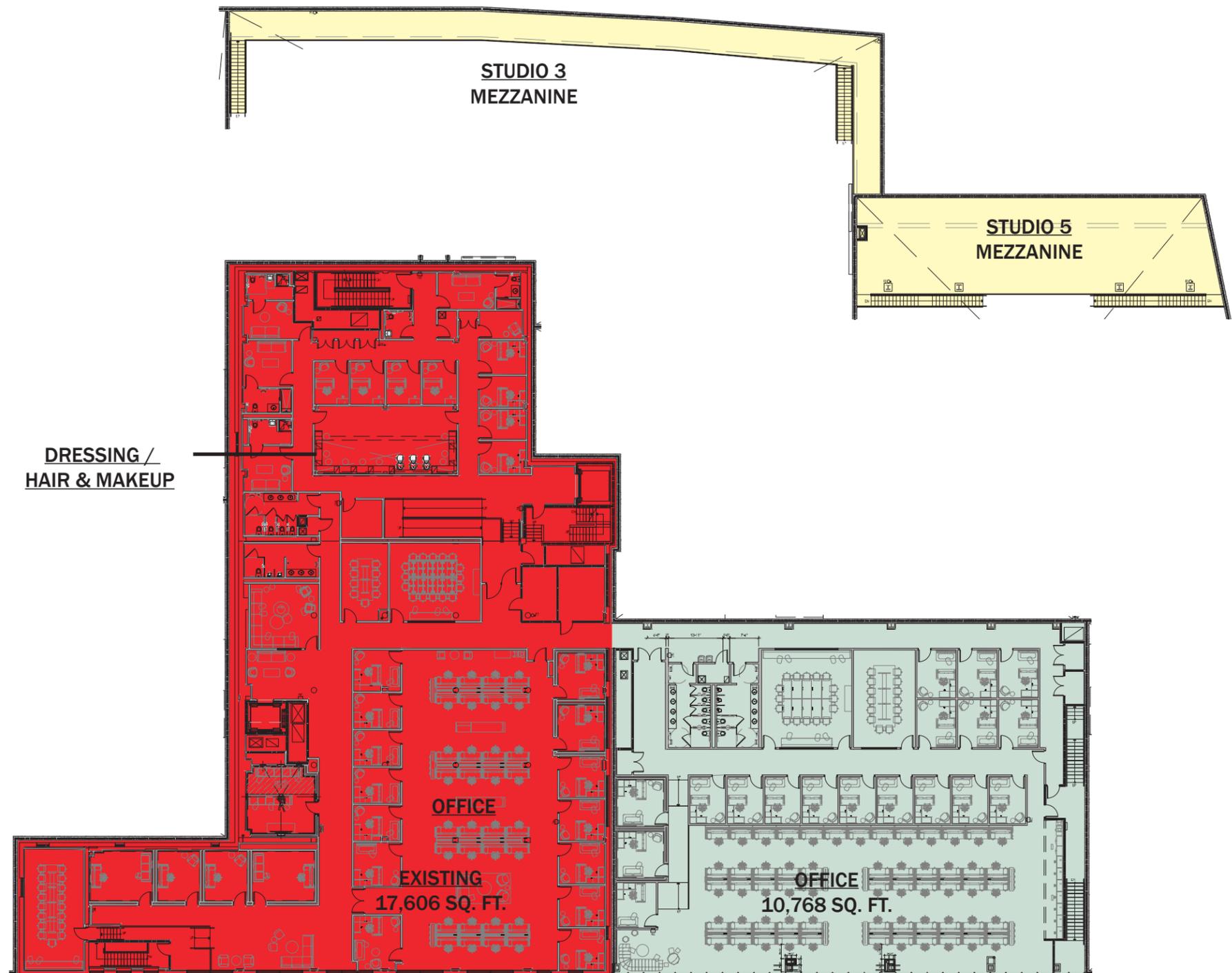
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