

## PORT JERVIS CBOC SPACE CONFIGURATION

The Department of Veterans Affairs desires to lease sufficient Gross Square Footage to yield approximately between 6,000 to 6500 Net Usable Square Feet. The space will include a minimum of the following in accordance with the attached conceptual layout.

Designation	Approximate Net Usable Sq. Ft.
Vestibule	104
Lobby	1035
Reception	245
9 Exam Rooms @ 120 Net Usable Sq. Ft. each	1080
Optometry Exam Room	130
Mental Health Exam Room	138
1 Exam Room	138
Closet (Lobby Area)	16
ADA Lavatory (Lobby Area)	64
ADA Lavatory	67.5
Women's ADA Lavatory	58
Men's ADA Lavatory	85
EKG/Blood Draw	138
Data Closet	45
Conference Room	361
Swing Office	200
General Storage	94
Staff Lounge	144
Means Testing	162
Copy Area	82
EMS Closet	50
Pharmacy Dispensing	120
Hazmat Storage	40
Office Supplies	40
Mechanical Room	82
Medical Storage	60
Visual Fields	78
Interior Corridors	1156
<b>Total Estimated Net Usable Square Footage</b>	<b>6,012.50</b>

**PLEASE NOTE:** Net Usable Square Footage (NUSF) **DOES NOT** include such areas as stairs, elevators, ducts, shafts, common mechanical and utility rooms, common vestibules and common corridors, and common toilets required by local code whereas a Rentable Square Footage (RSF) measurement **DOES** take this into account.

**IMPORTANT** - All spaces require standard finishes with the exception of flooring. **All flooring MUST use SVT – Solid Vinyl Tile**

Please see attached proposed Layout/Floor Plan for potential clinical space.

# PORT JERVIS CBOC LAYOUT



