

## Ben Driscoll

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**From:** GM144 - Griffith, James <JamesGriffith@pyramidmg.com>  
**Sent:** Wednesday, May 1, 2024 11:43 AM  
**To:** Ben Driscoll  
**Subject:** Space 51 Former Mattress Express  
**Attachments:** Space 51 proposed plan.pdf

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Good Morning Ben,

Please see the attached layout and location. Space needs work. If parties are interested, we can schedule a time to tour. Thank you.



**James S. Griffith**

General Manager

Aviation Mall

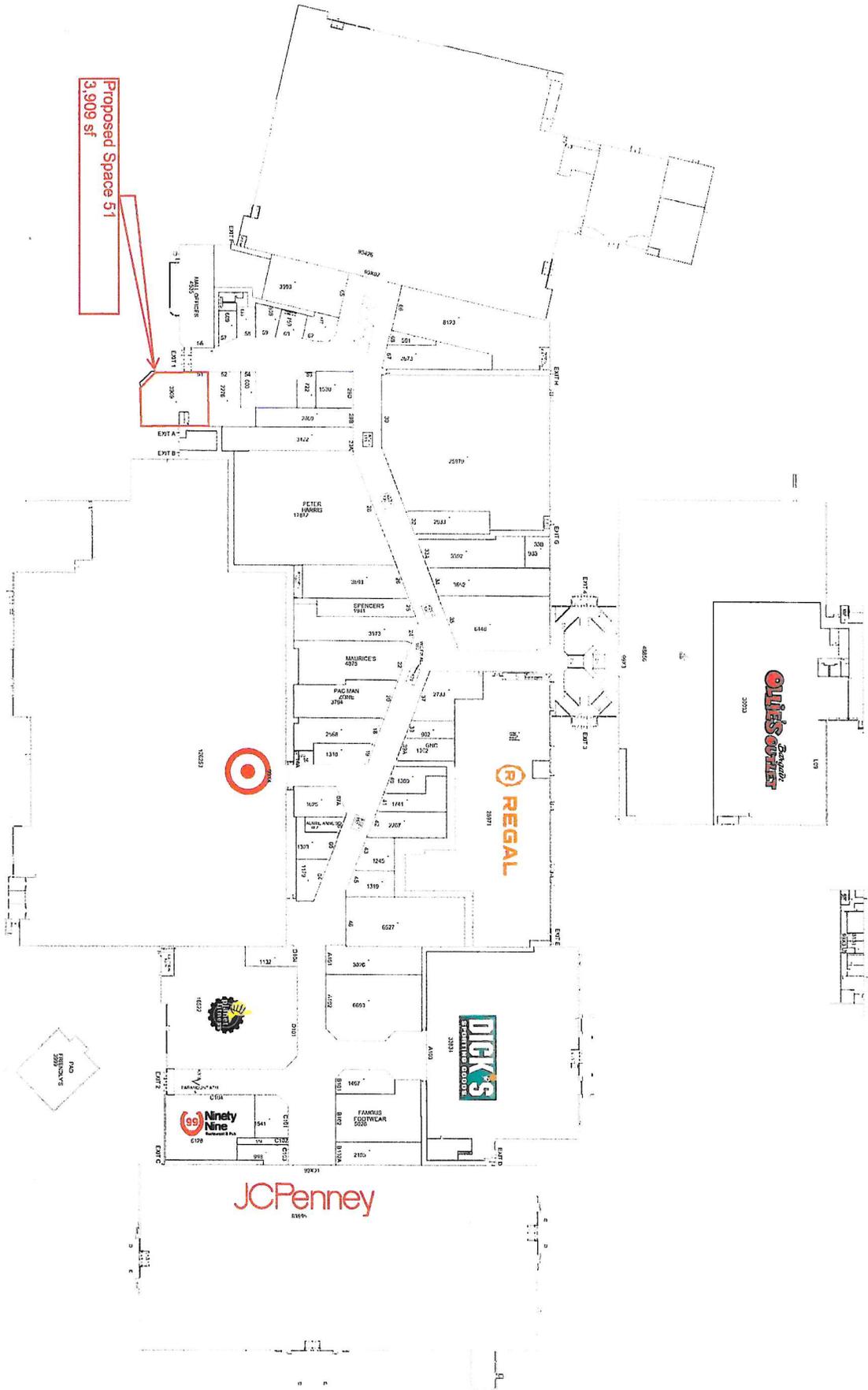
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99X3 BASEMENT



# AVIATION MALL

**PYRAMID**  
 THE PYRAMID COMPANIES  
 330 AVIATION BLVD  
 SUITE 1000  
 WESTFIELD, MA 01096  
 www.pyramid.com

DATE: 02/01/24  
 SCALE: NTS  
 LOCATION: QUEENSBURY, NY  
 DRAWING: OPERATIONAL PLAN

**L1**

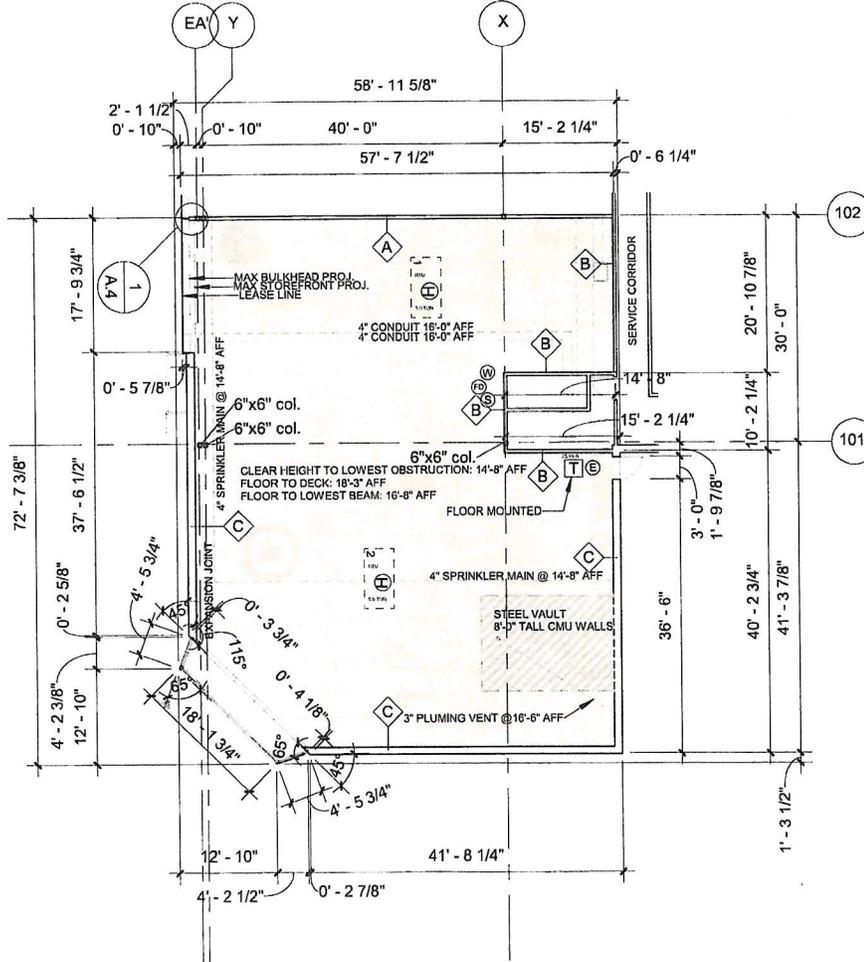
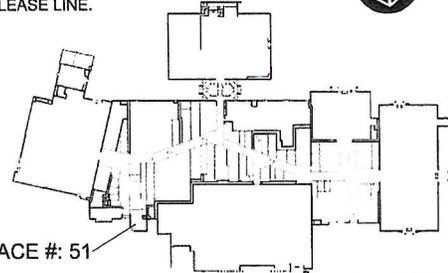
NOTE: THE DEPICTION HEREON DOES NOT CONSTITUTE A WARRANTY OR REPRESENTATION OF ANY KIND. ALL MEASURES, DIMENSIONS AND DISTANCES TO BE FIELD VERIFIED BY TENANT. ALL UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, EXACT LOCATIONS TO BE FIELD VERIFIED BY TENANT.

THE SQUARE FOOTAGE OF A PREMISES UNDER 50,000 SQUARE FEET IS MEASURED TO THE LEASE LINE AND TO THE MIDPOINTS OF ALL INTERIOR WALLS AND THE OUTSIDE FACE OF ALL EXTERIOR WALLS. THE SQUARE FOOTAGE OF A PREMISES 50,000 SQUARE FEET OR GREATER IS MEASURED TO THE OUTSIDE FACE OF ALL WALLS. ALL DIMENSIONS SHOWN ARE TO LEASE LINE.



# PRELIMINARY

SPACE #: 51



**LEGEND:**

LEASE LINE: A-AREA-ENDY  
 MAX STOREFRONT PROJ.: ---  
 MAX BULKHEAD PROJ.: ---

**PARTITION TYPE:**

ELECTRIC SERVICE: (E)  
 WATER SERVICE: (W)  
 RAIN WATER: (RW)  
 GAS SERVICE: (G)  
 SANITARY SERVICE: (S)  
 SANITARY VENT: (SV)  
 TOILET EXHAUST: (TE)  
 FLOOR DRAIN: (FD)  
 HVAC UNIT: (H)  
 DUCT (HORIZ): (D)  
 DUCT (VERT): (V)  
 PENETRATES THRU TENANT FLOOR: (P)

**NOTES:**

TENANT SHALL REFER TO LANDLORD'S TENANT DESIGN HANDBOOK FOR SPECIFICATIONS, SECTIONS, DETAILS, AND OTHER PERTINENT INFORMATION.

LOCATION OF EXTERIOR DOOR AND SERVICE CONNECTIONS MAY VARY FROM THAT SHOWN AND MUST BE FIELD VERIFIED BY TENANT'S CONTRACTOR.

LOWER LEVEL TENANTS: SANITARY SERVICE IS BELOW SLAB IN OVER LEVEL CEILING SPACE.

UPPER LEVEL TENANTS: ALL SERVICE STUBS BELOW FLOOR SLAB IN OVER LEVEL CEILING SPACE.

**TENANT DATA**

TENANT: VACANT

GLA: 3999

ELECTRICAL SERVICE: 277/480V 3P 4W

HVAC TYPE: AS SHOWN

DRAWING SCALE: 1/16" = 1'-0"

DATE OF ORIGINAL ISSUE: 09/20/21

REV. DATE:

DATE VERIFIED:

HVAC SCHEDULE						
UNIT #	TYPE	SIZE (IN TONS)	MAKE	MODEL #	SERIAL #	INSTALL DATE
1	RTU	5.0	CARRIER	50-Q0006600	0982G30155	1982
2	RTU	5.0	CARRIER	50-Q0006600	0982G30154	1982

FLOOR PLAN

DIMENSION CONTROL PLAN

AVIATION MALL

THE PYRAMID COMPANIES  
 THE CLINTON EXCHANGE  
 4 CLINTON SQUARE  
 SYRACUSE, NY 13202  
 (315)422-7000

51

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