



**Cohen 8 Pearl St
Lot @ 4,300 Sq Ft**

**770 sf 1st floor
594 sf 2nd floor**

**Current - @ 231sf NC Expansion - 1st floor
Second Floor - All above 1st**

**Proposed @ 420 sf NC 1st floor - 30% = 126 sf
@ 265 sf BC 2nd floor - 30% = 79 sf**