

GOLUB CAPITAL

TED MOUDIS
ASSOCIATES

TEST FITS

VERSION 8

DECEMBER 17, 2025

THE BELL

225 RANDOLPH STREET

FLOORS 10 - 16



ALL FLOORS

STACKING SUMMARY

FLOOR	FLOOR TYPE	GROUPS/SPECIALTY	AMENITY	Summary		Work Seats		
				Total Work Seats	Approx. Day-1 Occupants	Open Workstations	Internal Private Office	External Private Office
16	Traditional	IPG, Mktg, Facilities, CM, ORM, Rollover DL	Reception/FOH Conference Center, Mail/Package Delivery, Wellness Suite	87		40	20	27
15	Traditional	DL, BSL, Credit Opportunities		144		80	29	35
14	Traditional	HR, Legal & Compliance, Exec and Tax		123		52	31	40
13	Traditional	TS	Large Café, MDF, TS Help Desk	99		44	21	34
12	New (SS)	IC, Treasury, Admin/OS	Quiet Room	176		132	29	15
11	New (SS)	BDC Fund Accounting, Ops		176		132	29	15
10	New (SS)	Fund Accounting	Quiet Room	176		132	29	15
				981	0	612	188	181
				884		515		
				Without Perimeter workstations		Without Perimeter workstations		

16TH FLOOR

TEST FIT



CONFERENCE CENTER

COLLABORATION SPACES

Conference Room, 20 Seats	1
Conference Room, 8-12 Seats	4
Conference Room, 6-7 Seats	2
Interview Room, 4 Seats	2
TOTAL COLLABORATION ROOMS	9
TOTAL COLLABORATION SEATS	82

SPECIALTY/SUPPORT SPACES

Reception Entry	1
Coat / Luggage Storage	1
Coffee Bar	1
Single User Restroom	3
Wellness Suite	1

TRADITIONAL OFFICE LAYOUT

WORK SPACES

Exterior Offices	27
Interior Offices	20
Workstations 8x6	40
TOTAL WORKSEATS	87

COLLABORATION/FOCUS SPACES

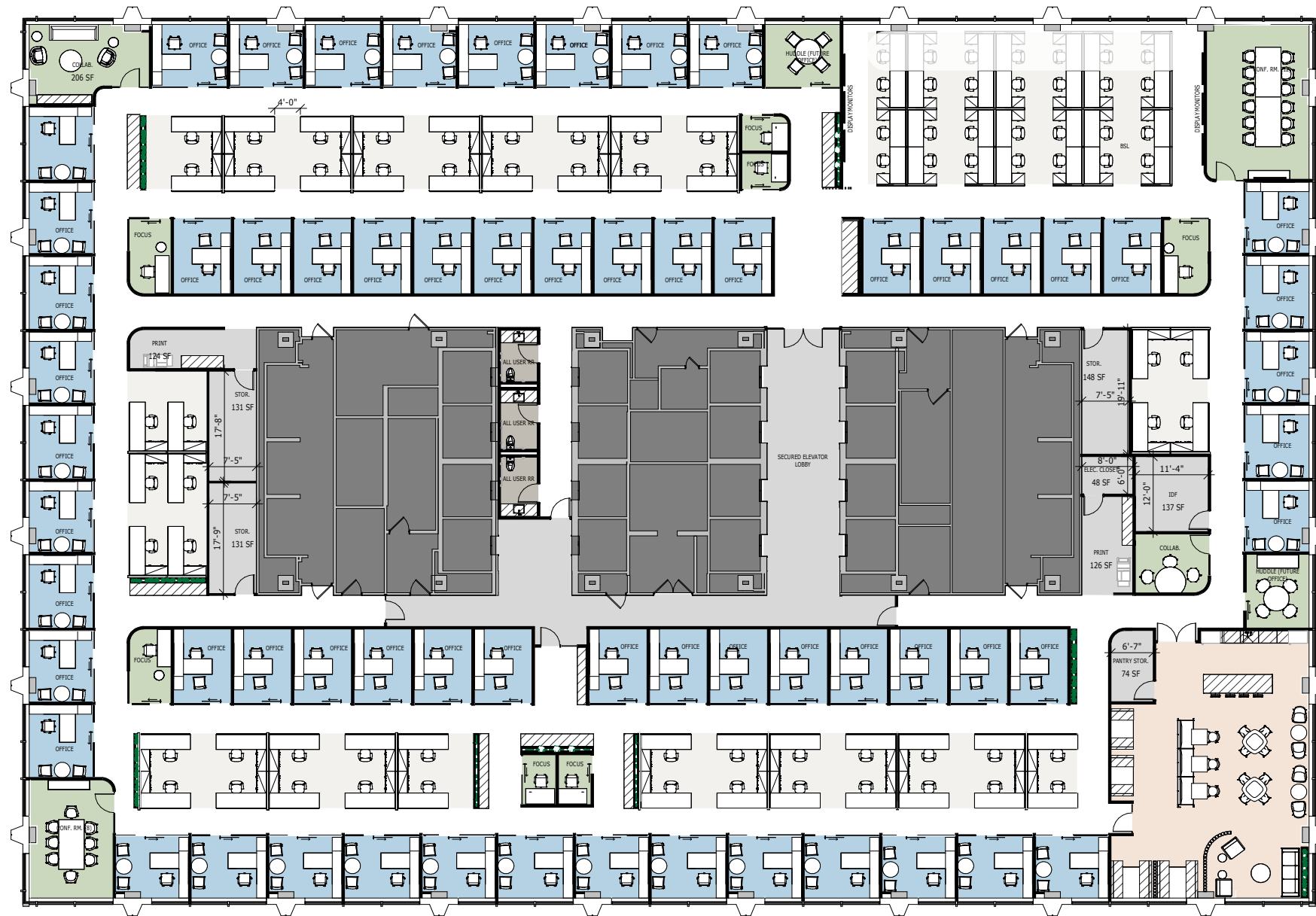
Conference Room, 6-8 Seats	2
Huddle Room, 2-5 Seats	2
Focus Room, 1 seat	5
TOTAL COLLAB/FOCUS ROOMS	9

SPECIALTY/SUPPORT SPACES

Social Hub (28 seats)	1
Quiet Work Room	1
IDF	1
Copy/ Print	2
Mail/Package Rm	1
Single User Restroom	0

15TH FLOOR

TEST FIT



TRADITIONAL OFFICE LAYOUT

WORK SPACES

Exterior Offices	35
Interior Offices	29
Workstations 8x6	80
TOTAL WORKSEATS	144

COLLABORATION/ FOCUS SPACES

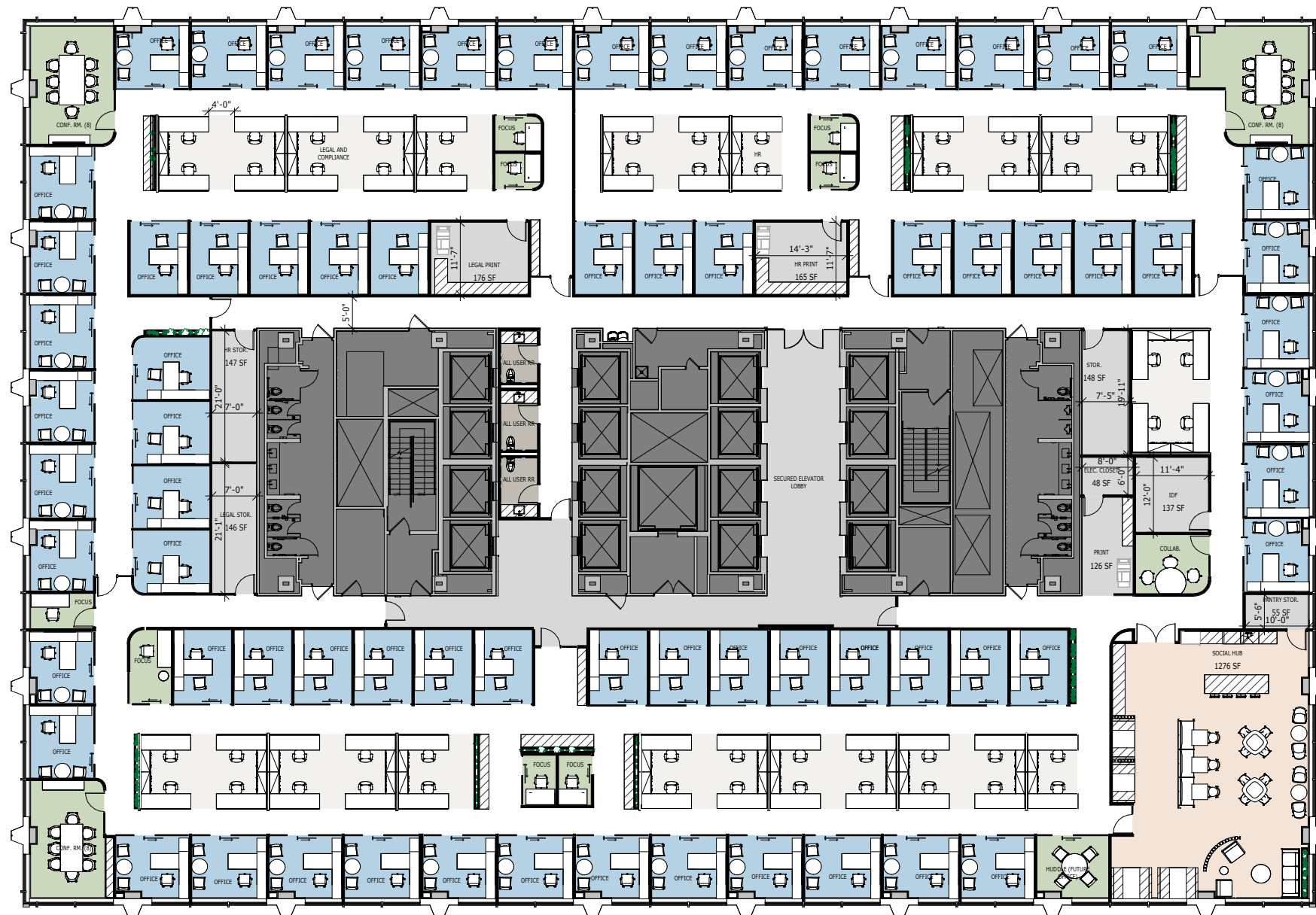
Conference Room, 6-8 Seats	2
Huddle Room, 2-5 Seats	4
Focus Room, 1 seat	7
TOTAL COLLAB/FOCUS ROOMS	13

SPECIALTY/SUPPORT SPACES

Social Hub (38 seats)	1
Quiet Work Room	0
IDF	1
Copy/ Print	3
Storage	3
Single User Restroom	3

14TH FLOOR

TEST FIT



TRADITIONAL OFFICE LAYOUT

WORK SPACES

Exterior Offices	40
Interior Offices	31
Workstations 8x6	52
TOTAL WORKSEATS	123

COLLABORATION/ FOCUS SPACES

Conference Room, 6-8 Seats	3
Huddle Room, 2-5 Seats	2
Focus Room, 1 seat	7
TOTAL COLLAB/FOCUS ROOMS	12

SPECIALTY/SUPPORT SPACES

Social Hub (38 seats)	1
Quiet Work Room	0
IDF	1
Copy/ Print	2
Storage	2
Single User Restroom	3

13TH FLOOR

TEST FIT



AMENITY

SPECIALTY/SUPPORT SPACES

Cafe (98 seats)	1
Multi- Purpose Room (32 seats)	1
Pantry Storage	1
Furniture Storage	1

TRADITIONAL OFFICE LAYOUTS

WORK SPACES

Exterior Offices	34
Interior Offices	21
Workstations 8x6	44

TOTAL WORKSEATS 99

COLLABORATION/ FOCUS SPACES

Conference Room, 6-8 Seats	3
Huddle Room, 2-5 Seats	2
Focus Room, 1 seat	5

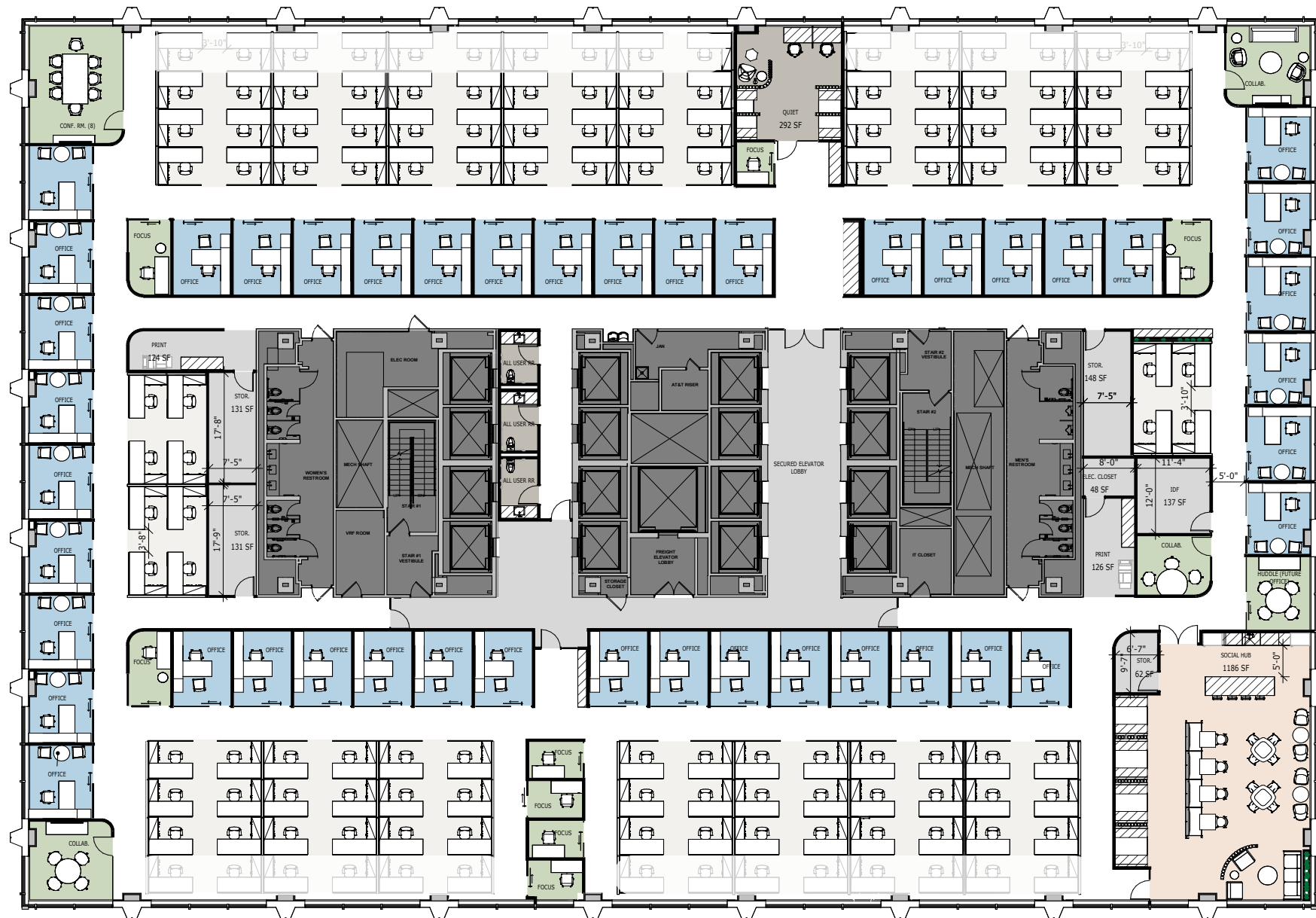
TOTAL COLLAB/FOCUS ROOMS 10

SPECIALTY/SUPPORT SPACES

Social Hub	0
Quiet Work Room	0
MDF	1
Copy/ Print	2
Storage	2
Single User Restroom	3

12TH FLOOR

TEST FIT



NEW OFFICE LAYOUT

WORK SPACES

Exterior Offices	15
Interior Offices	29
Workstations 7x6	132

TOTAL WORKSEATS 176

COLLABORATION/FOCUS SPACES

Conference Room, 6-8 Seats	1
Huddle Room, 2-5 Seats	4
Focus Room, 1 seat	8

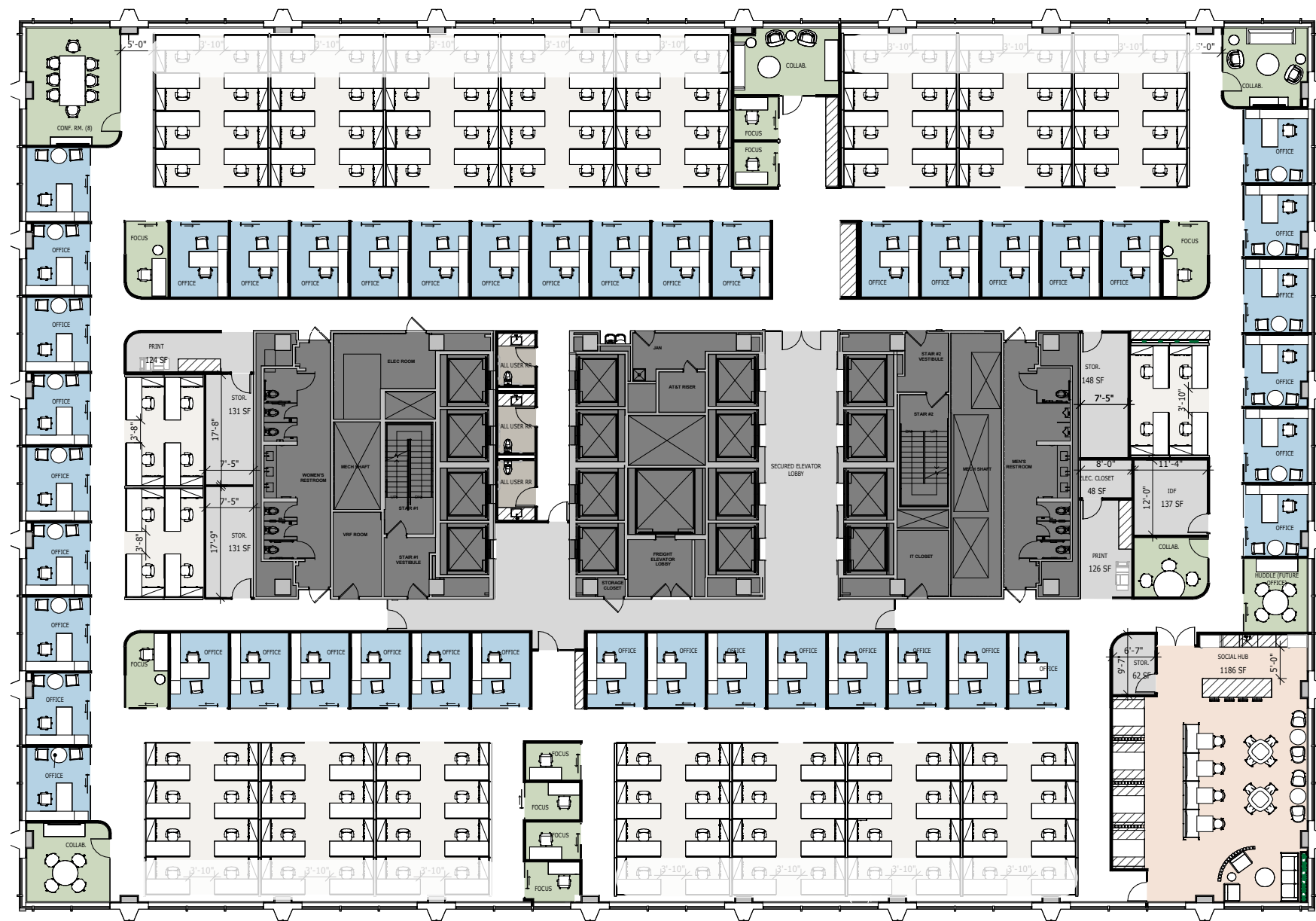
TOTAL COLLAB/FOCUS ROOMS 13

SPECIALTY/SUPPORT SPACES

Social Hub (40 seats)	1
Quiet Work Room (7 Seats)	1
IDF	1
Copy/ Print	2
Storage	4
Single User Restroom	3

11TH FLOOR

TEST FIT



NEW OFFICE LAYOUT

WORK SPACES

Exterior Offices	15
Interior Offices	29
Workstations 7x6	132

TOTAL WORKSEATS 176

COLLABORATION/FOCUS SPACES

Conference Room, 6-8 Seats	1
Huddle Room, 2-5 Seats	5
Focus Room, 1 seat	9

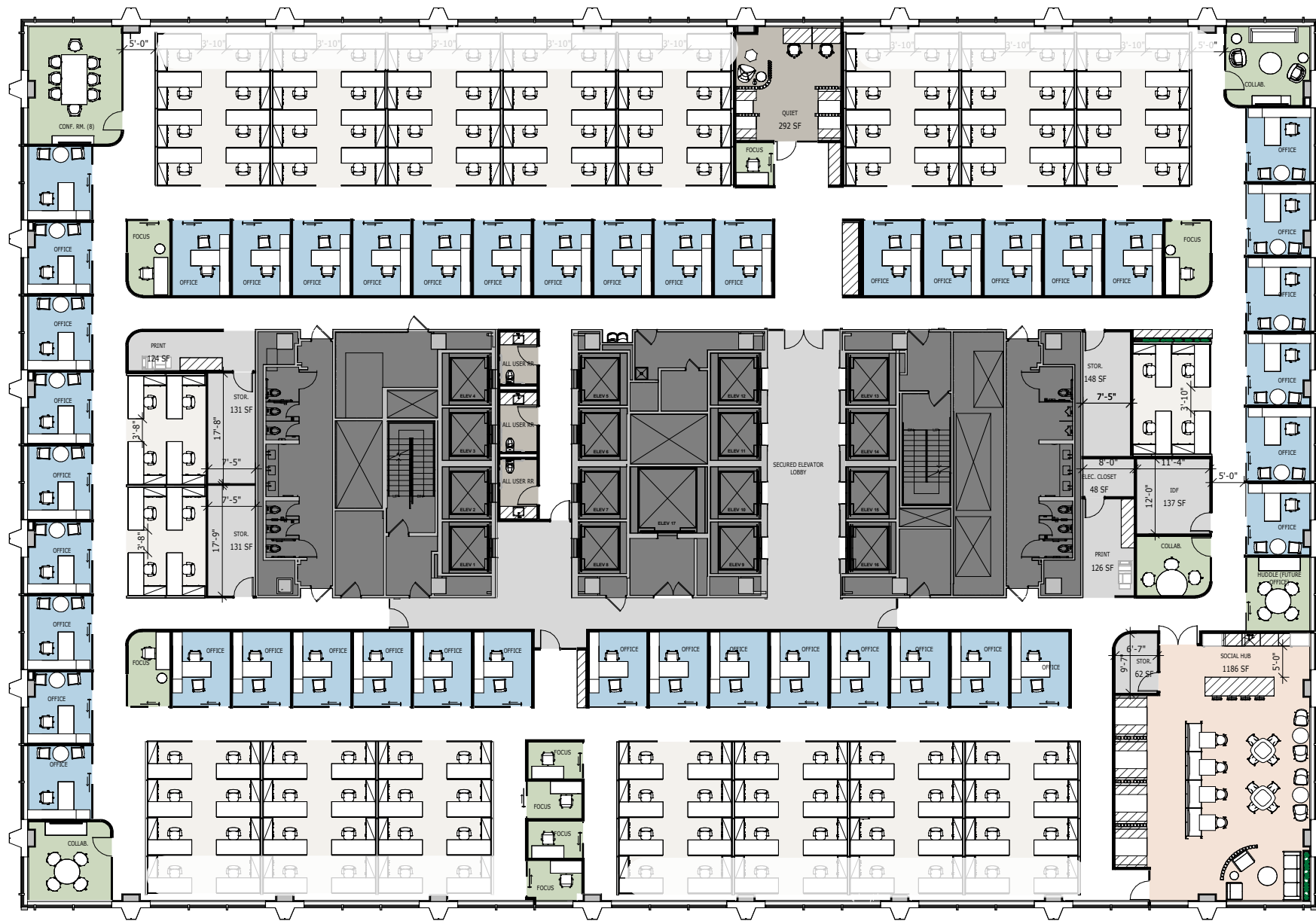
TOTAL COLLAB/FOCUS ROOMS 15

SPECIALTY/SUPPORT SPACES

Social Hub (40 seats)	1
Quiet Work Room (7 Seats)	0
IDF	1
Copy/ Print	2
Storage	4
Single User Restroom	3

10TH FLOOR

TEST FIT



NEW OFFICE LAYOUT

WORK SPACES

Exterior Offices	15
Interior Offices	29
Workstations 7x6	132
TOTAL WORKSEATS	176

COLLABORATION/FOCUS SPACES

Conference Room, 6-8 Seats	1
Huddle Room, 2-5 Seats	4
Focus Room, 1 seat	8
TOTAL COLLAB/FOCUS ROOMS	13

SPECIALTY/SUPPORT SPACES

Social Hub (40 seats)	1
Quiet Work Room (7 Seats)	1
IDF	1
Copy/ Print	2
Storage	4
Single User Restroom	3