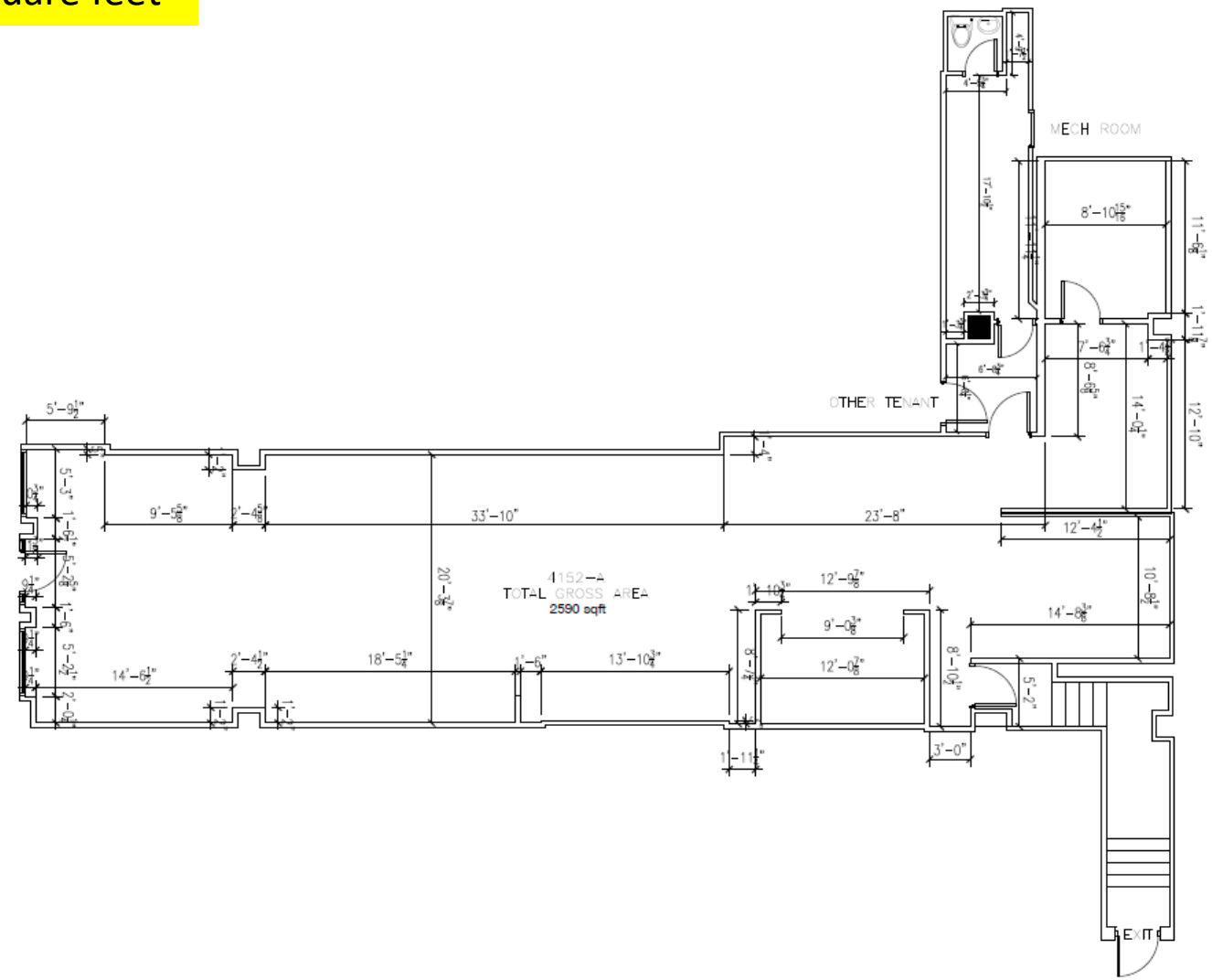Gross Area: 2,590 square feet