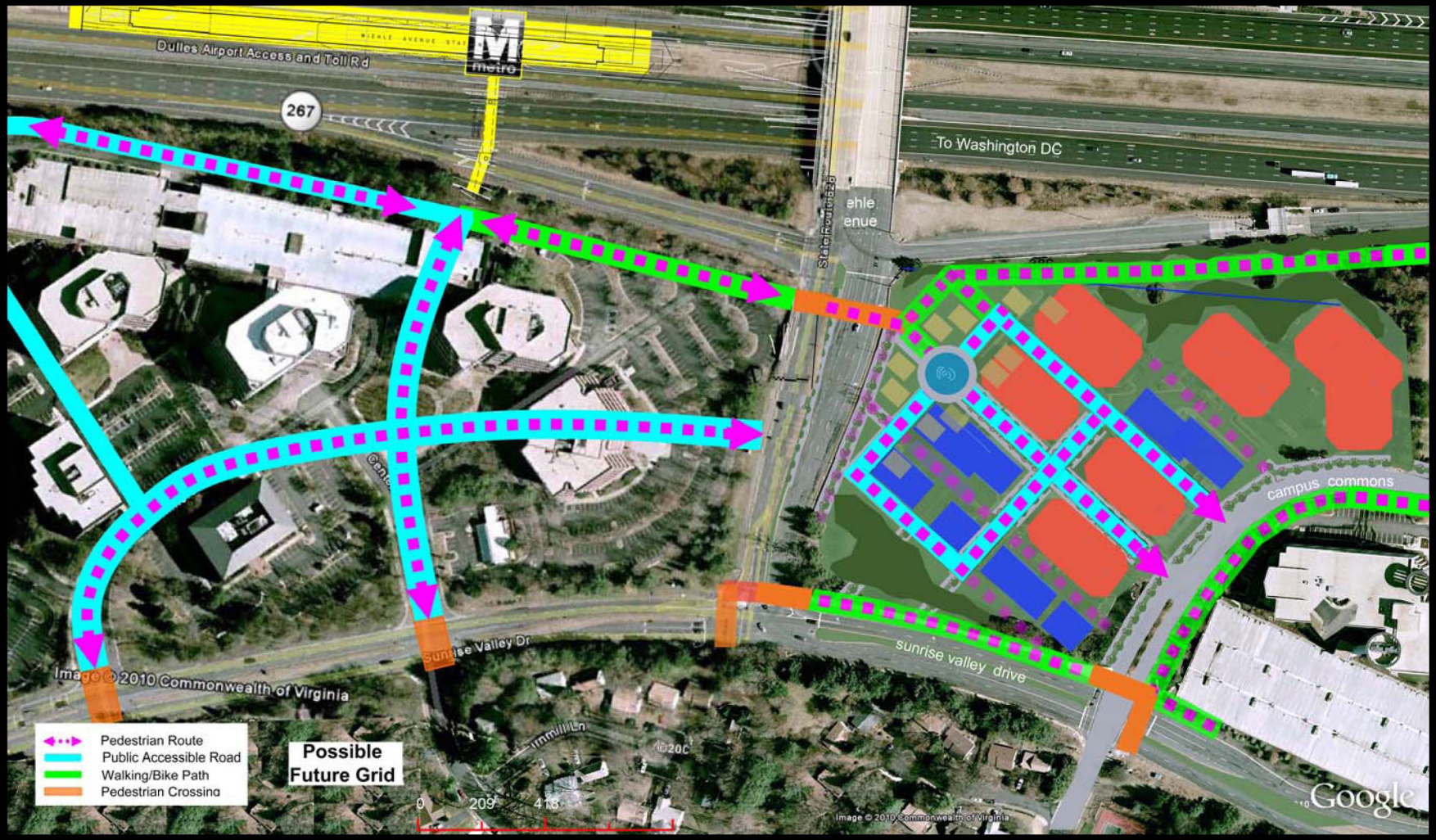Bernstein Companies Campus Commons Concept