

BUILDING/SITE INFORMATION

EXISTING TWO-STORY COMMERCIAL BUILDING

FULLY SPRINKLERED

ORIGINAL CONSTRUCTION DATE: 1995

20,000 SQ. FT. PER FLOOR

FIRST FLOOR: BUSINESS, MERCANTILE, RESTAURANT

SECOND FLOOR: OFFICES

PARKING AND ELECTRIC VEHICLE CHARGING (EVCS):

- 139 PARKING SPACES  
(INCLUDES 19 EV CAPABLE)
- 6 EVCS

ALL DEVELOPMENT IS/WAS PRIVATELY-FUNDED. NO PUBLIC FUNDS (FEDERAL, STATE, OR LOCAL) ARE INVOLVED.

TENANT IMPROVEMENTS

RESTAURANT

IMPROVEMENTS FOR NEW FULL-SERVICE RESTAURANT

- AREA OF IMPROVEMENTS: 5,900 SQ. FT.
- NEW RESTROOMS INCLUDED IN SCOPE OF WORK
- ADJUSTED CONSTRUCTION COST: \$800,000

PET STORE

IMPROVEMENTS TO EXISTING PET STORE

- REPLACE ROOFTOP HVAC UNIT AND DUCTING
- NEW PAINT, COMPUTERS, AND OFFICE EQUIPMENT
- UPGRADES TO THE EXISTING UNISEX RESTROOM TO MEET ACCESSIBILITY REQUIREMENTS ONLY
- ADJUSTED CONSTRUCTION COST: \$30,000

BARBER SHOP

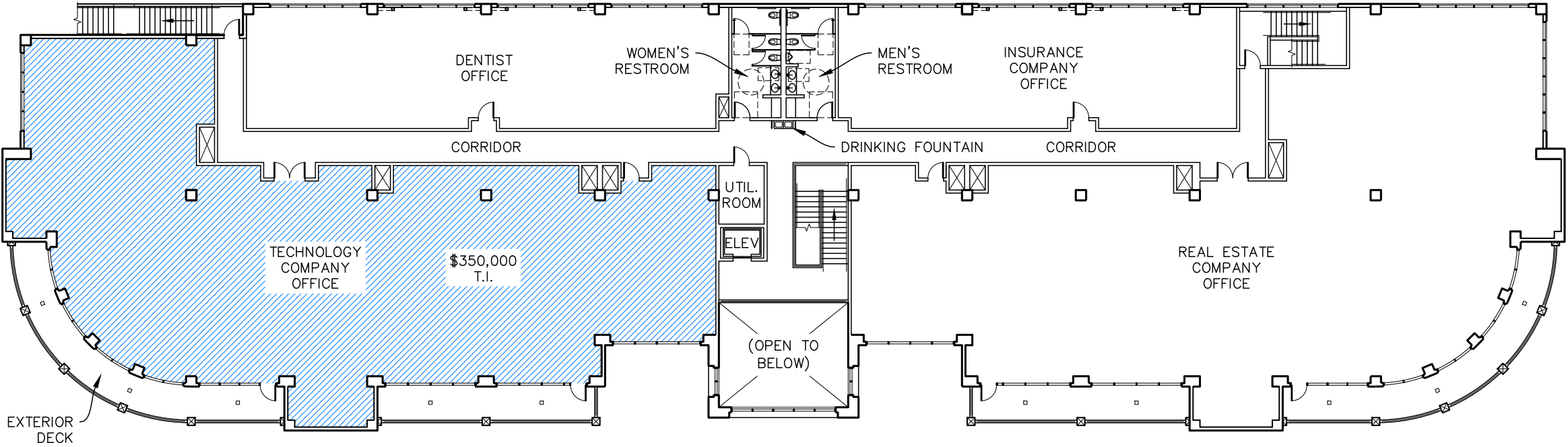
IMPROVEMENTS TO EXISTING BARBER SHOP

- AREA OF IMPROVEMENTS: 1,400 SQ. FT.
- INCLUDES NEW WALLS, CEILINGS, FIXTURES, M/E/P
- EXISTING UNISEX RESTROOM
- ADJUSTED CONSTRUCTION COST: \$60,000

TECHNOLOGY COMPANY OFFICES

IMPROVEMENTS FOR NEW TECHNOLOGY COMPANY OFFICES

- AREA OF IMPROVEMENTS: 6,000 SQ. FT.
- NO RESTROOMS INCLUDED IN SCOPE OF WORK  
(COMMON RESTROOMS PROVIDED ON SECOND FLOOR)
- ADJUSTED CONSTRUCTION COST: \$350,000



SECOND FLOOR PLAN

