

feet
meters

700

200





Pluses

Building is currently operational
Minimal renovations
Bathroom needs ADA improvements
Large enough for all current services
- the gym is about 7,000 sf
Parking - lot

Minuses

VISIABILITY
Parking - shared
Not sure if Owner is committed to lease

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**Pluses**

- + Building is currently operational
- + Renovation costs ranks 2nd
- + Owner is very involved in community.
- + Could make about 4200 sf available.
- + **VISIBILITY**
- + Nice north light

Minuses

- Will need to add bathrooms
- No current Occupancy Permit
could be a code issues
- Across the street from a bar
- Limited Street Parking



With wall down, about
4200 Sf of usable space,
open space

Wall may need to come
down. If so, we would
need to re-install after
we move out

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Minuses

- MAJOR RENOVATION
needs both HVAC & Power
- Size / layout, poor oversight
- Size - 1800 in open area; 900 behind brick wall
- smallest of the 3

Pluses

- + Owner seems willing to cover some renovation costs
- + Nice marble service and security desk
- + VISIABLITY
- + Owner says there is parking in back
- + Nice north light / high ceiling

