

**Borman Place Residential Redevelopment Project Narrative**

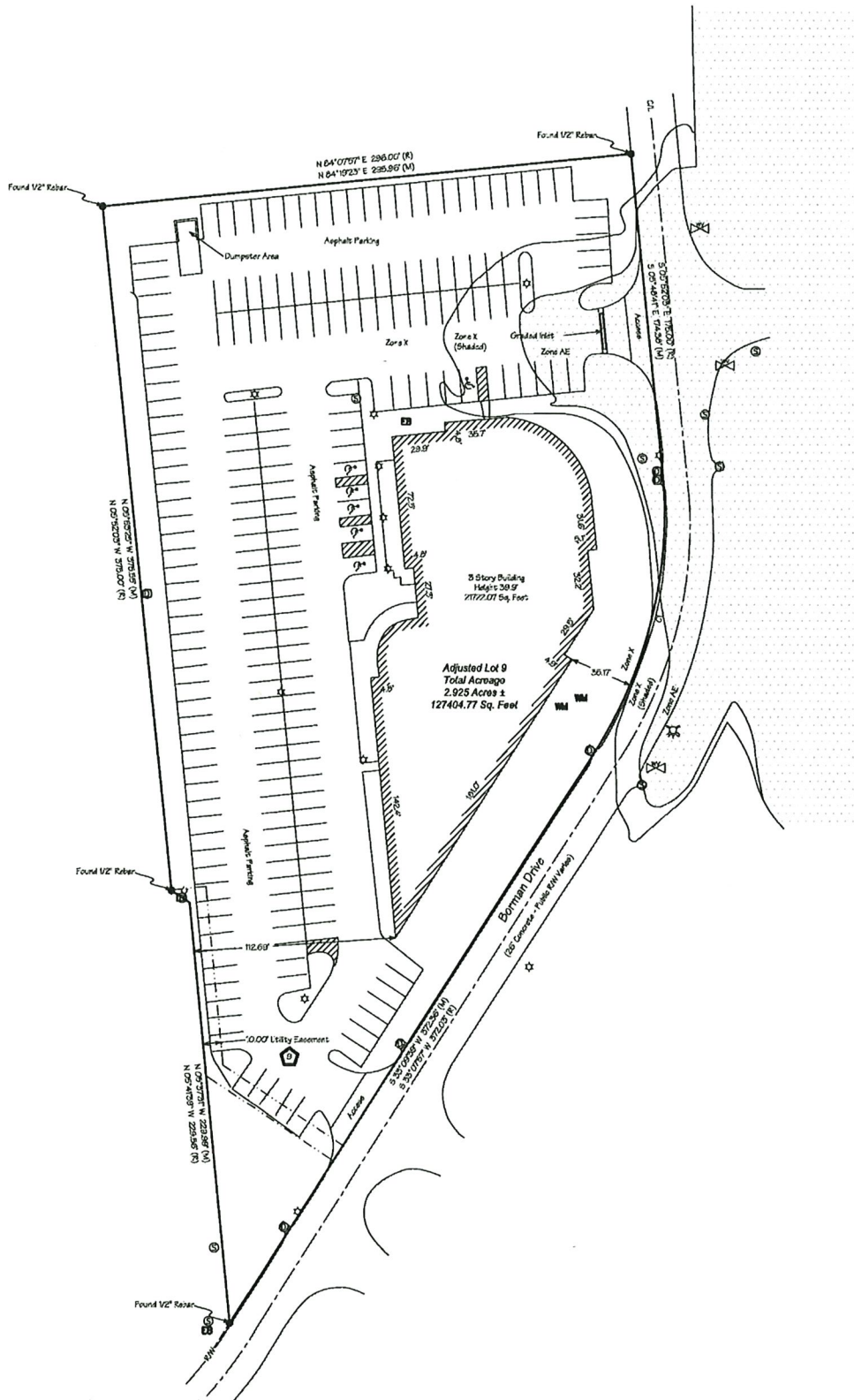
The goal of this remodel is to redesign and repurpose a visually pleasing and unique building into a community of living space for the modern generation looking to embrace the ease and convenience of the live, work, play environment.

**Borman Place.**

Borman Place, built in 1985, is a 3-story building consisting of a gross building area of 66,258 SF located on the 2.925-acre site currently known as 11775 Borman Drive., St Louis Missouri 63146 which is adjacent to a variety of uses including retail, restaurants, commercial, industrial and residential.



Site Plan:



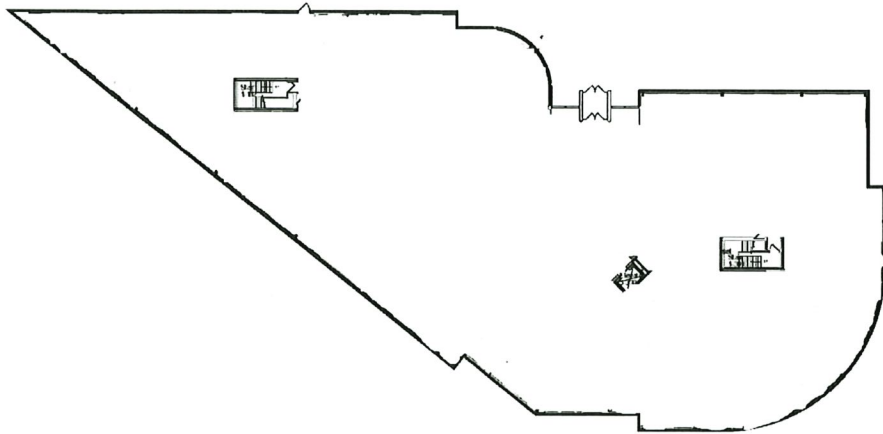
**Borman Place Data**

<b>Property Data</b>	
<b>Name</b>	<b>West Port</b>
<b>Address</b>	<b>11775 Borman Drive</b>
<b>City, State and Zip Code</b>	<b>Saint Louis, Missouri 63146</b>
<b>Property use</b>	<b>Office</b>
<b>Land acreage (acres)</b>	<b>2.928 Ac (per, Saint Louis County Assessor's Office)</b>
<b>Number of buildings</b>	<b>One</b>
<b>Number of floors</b>	<b>Three-stories</b>
<b>Year built</b>	<b>1986</b>
<b>Gross building area (sf)</b>	<b>66,258 SF (per, Saint Louis County Assessor's Office)</b>
<b>Net rentable area (sf)</b>	<b>66,258 SF (Total)</b>
<b>Number of tenant spaces</b>	<b>One</b>
<b>Foundation / Substructure</b>	<b>Concrete slab-on-grade with perimeter and interior footings under load bearing structures</b>
<b>Superstructure</b>	<b>Steel framing with metal pan decking</b>
<b>Façade</b>	<b>Brick masonry and glass curtain wall</b>
<b>Roof type</b>	<b>Flat, built-up roofing with asphalt flood coat embedded ballast</b>
<b>Parking area</b>	<b>Asphalt paved surface lots</b>
<b>Parking space count</b>	<b>218</b>
<b>ADA-designated parking count</b>	<b>Six ADA designated spaces of which six were van designated</b>
<b>HVAC system</b>	<b>Three packaged electric roof top units (RTUs)</b>
<b>Water supply piping</b>	<b>Copper</b>
<b>Electrical branch wiring</b>	<b>Copper</b>
<b>Number of elevators</b>	<b>One hydraulic passenger-type</b>
<b>Fire suppression</b>	<b>Wet-pipe sprinkler system, fire extinguishers</b>
<b>Fire alarm</b>	<b>Central system with outside dialer</b>

### Proposed Residential Condos

We are proposing for a total of approximately 20-30 units ranging in size of 1,500-3,000 SF each. These units will be available for rent or sale.

Standard Floor Plate



#### Level 1:

- 12-14 Garden Units ranging in size of approx 1,200 SF to 1,500 SF each.
- 2,500 SF Common area gym, juice/coffee bar with changing rooms and showers.

#### Level 2:

- Approx 8-10 Luxury Units ranging in size from 2,000-2,500 SF each.
- 3,000 SF of a work center including conference room, semi-private offices and workstations

#### Level 3:

- Approx 4-5 Penthouse Suites ranging in size from 3,000-4,000 SF each.

#### Parking Data:

Dwelling Units	2 spaces assigned per unit
Other:	
ADA Spaces	6
Electric car Charging Stations	4



Amenities Concept Examples:

**Conference and Co Work**



**Gym:**

