

UNIVERSITY SQUARE REDEVELOPMENT PRESENTATION

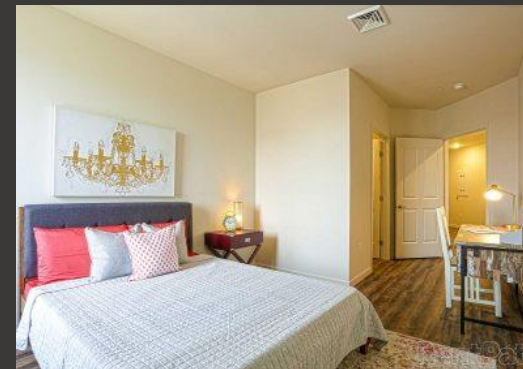
UNIVERSITY SQUARE REDEVELOPMENT PRESENTATION

LAKEWOOD CENTER NORTH REDEVELOPMENT



BEFORE

CONCRETE 15-STORY OFFICE BUILDING



AFTER

MIXED-USE BUILDING WITH 209 LUXURY APARTMENTS

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SCHEMATIC CONCEPT 01: CEDAR ROAD LOOKING SOUTHEAST

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SCHEMATIC CONCEPT 01: CEDAR ROAD VIEW LOOKING SOUTHWEST

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SCHEMATIC CONCEPT 01: BIRDSEYE VIEW LOOKING SOUTHEAST

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SCHEMATIC CONCEPT 01: ENTRY DRIVE LOOKING EAST TOWARD TARGET

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SCHEMATIC CONCEPT 01: COURTYARD VIEW LOOKING NORTHEAST

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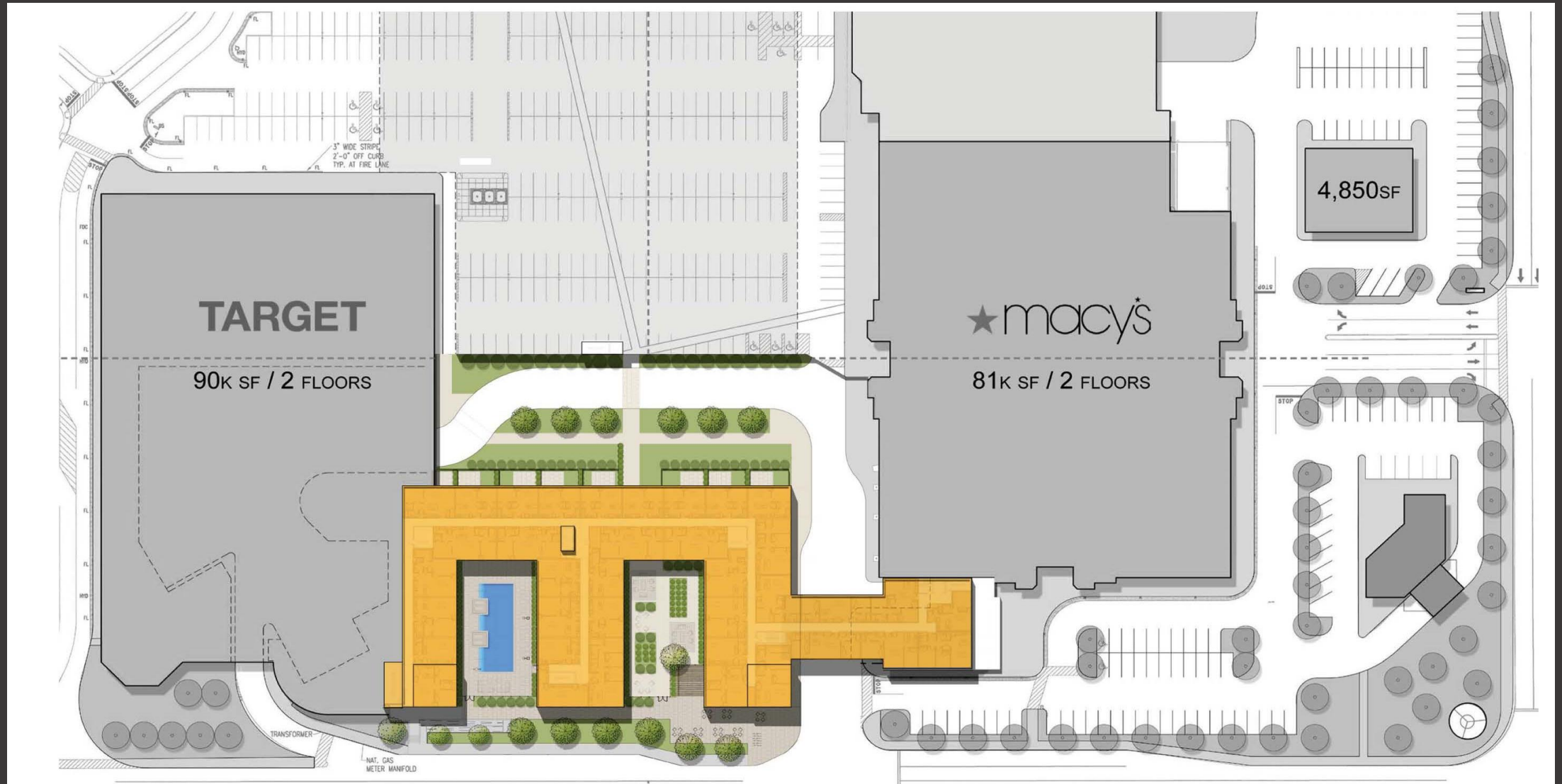
SCHEMATIC CONCEPT 01: COURTYARD VIEW LOOKING NORTH AT ENTRY

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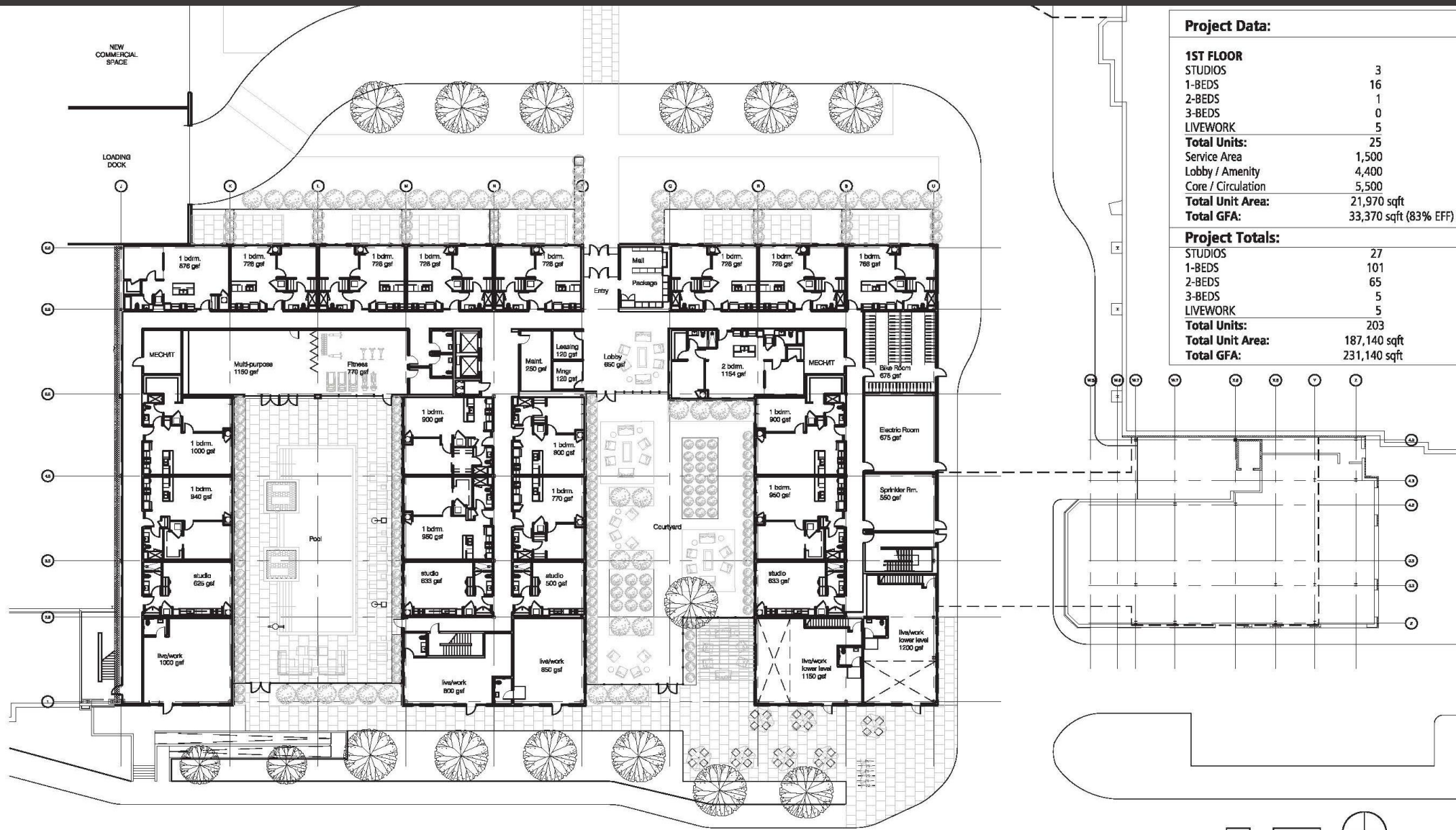
SCHEMATIC CONCEPT 01: COURTYARD VIEW LOOKING WEST TOWARD MACY'S

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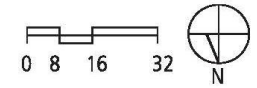
SCHEMATIC SITE PLAN

UNIVERSITY SQUARE REDEVELOPMENT PRESENTATION



Project Data:	
1ST FLOOR	
STUDIOS	3
1-BEDS	16
2-BEDS	1
3-BEDS	0
LIVEWORK	5
Total Units:	25
Service Area	1,500
Lobby / Amenity	4,400
Core / Circulation	5,500
Total Unit Area:	21,970 sqft
Total GFA:	33,370 sqft (83% EFF)
Project Totals:	
STUDIOS	27
1-BEDS	101
2-BEDS	65
3-BEDS	5
LIVEWORK	5
Total Units:	203
Total Unit Area:	187,140 sqft
Total GFA:	231,140 sqft

SCHEMATIC PLAN:



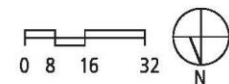
Project Data:

2ND FLOOR	
STUDIOS	4
1-BEDS	17
2-BEDS	8
3-BEDS	1
Total Units:	30
Total Unit Area:	27,570 sqft
Total GFA:	33,370 sqft (83% EFF)

SCHEMATIC PLAN: 2ND FLOOR PLAN

UNIVERSITY SQUARE:

UNIVERSITY SQUARE:



Project Data:

TYPICAL 3RD-6TH FLOOR	
STUDIOS	5
1-BEDS	17
2-BEDS	14
3-BEDS	1
Total Units:	37
Total Unit Area:	34,400 sqft
Total GFA:	41,100 sqft (84% EFF)

SCHMATIC PLAN: 3rd- 6th TYPICAL FLOOR PLAN

UNIVERSITY SQUARE:

SCHEMATIC PLAN: 3rd- 6th TYPICAL FLOOR PLAN

