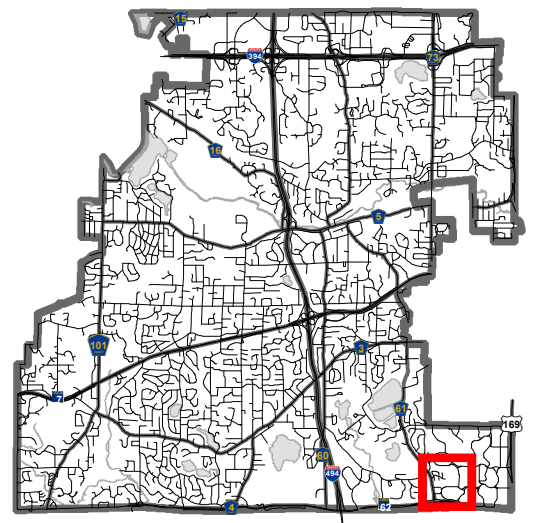


Location Map

Project: Buhl Investments
Address: 10900 Red Circle Drive



Buhl Investors – 10900 Red Circle Dr: Intended Use

The subject project site located at 10900 Red Circle Dr, Minnetonka, MN 55343 consists of 7.46 acres including an existing 99,500 square feet, 3-story office/warehouse building. The building is currently 100% occupied by Communications Systems, Inc, who is also the current owner of the property.

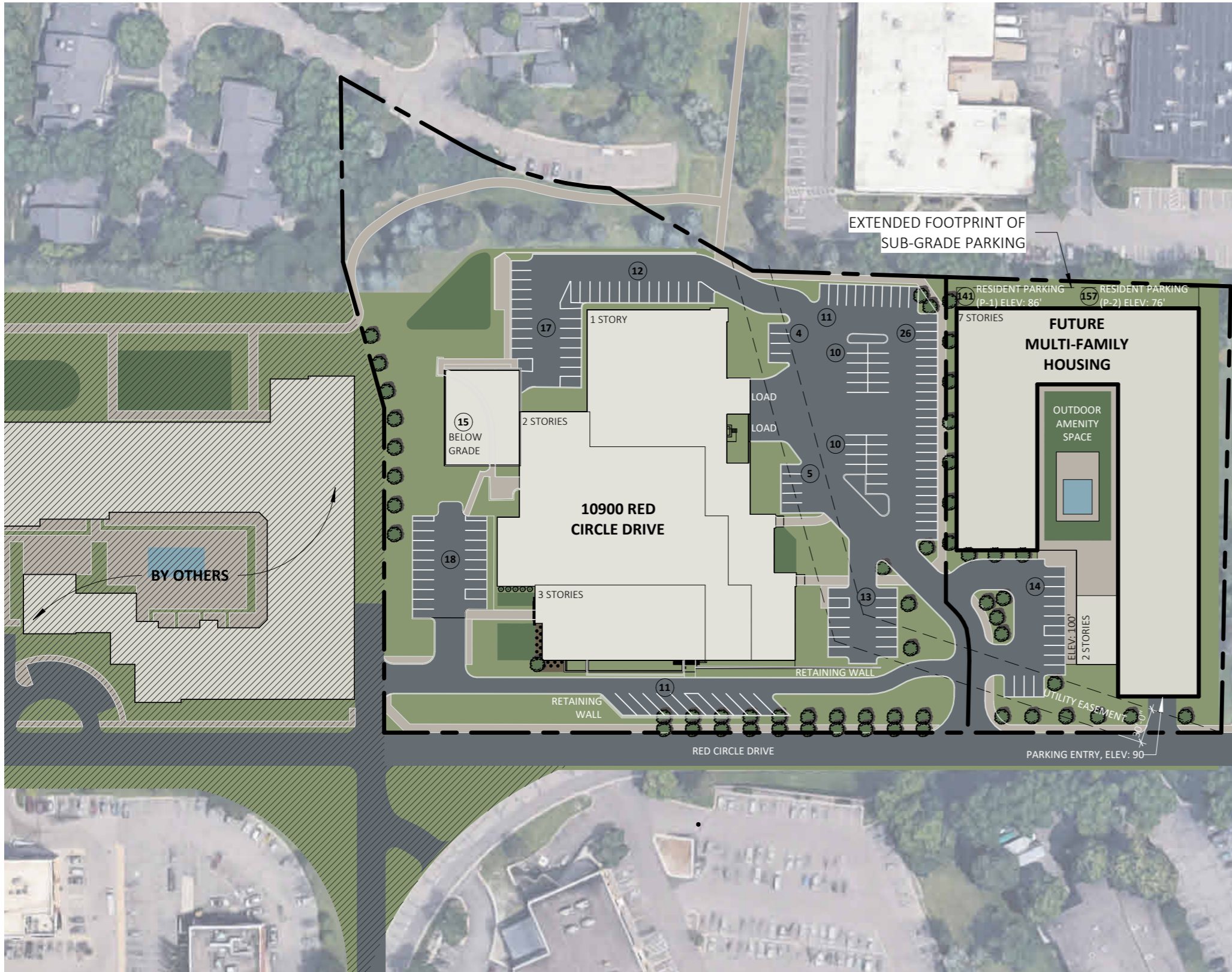
Buhl Investors (“Developer”) plans to purchase the building and adjacent land. Upon acquisition, Communications Systems, Inc. will right-size and lease the top floor of the 3-story building as office space. Developer intends to lease the first floor to an industrial/tech user and the second floor to an office user at market rates.

The Developer intends to re-grade the portion of land between Red Circle Dr and the south façade of the building, creating a drive lane that allows for circulation from the upper parking lot serving third floor office space at an elevation of approximately 950’, to the lower parking lot at an elevation of approximately 920’. This site improvement will allow for crucial circulation within the site itself, creating a dramatically more practical path for vehicles to access and exit the site as Red Circle Dr functions as a one-way road.

Developer intends to re-use the entire existing building which minimizes potential green impacts from demolition and avoiding the creation of wasted building materials. Significant upgrades are planned to the building façade include a new entry to the second floor. As a result of the development, direct access will be offered to each level of the building creating a more functional and safer asset in the COVID compliant future. The building is currently underutilized and when reimagined can offer 250+ new jobs.

Proposed plans include the extension of the existing trail system throughout the site, providing better pedestrian circulation and serves as additional connection points and walkways to the future light rail station less than 0.2 miles to the northeast.

Developer intends to develop new multi-family units on the large parking lot adjacent to the building but within the same tax parcel. The 99,500 SF office/warehouse building and the new multi-family project are envisioned to utilize shared parking and further reduce environmental impacts. Preliminary design indicates the new multi-family project will contain approximately 219 apartment units with 312 parking stalls available.



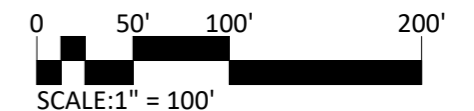
PARKING ANALYSIS: 10900 PROPERTY

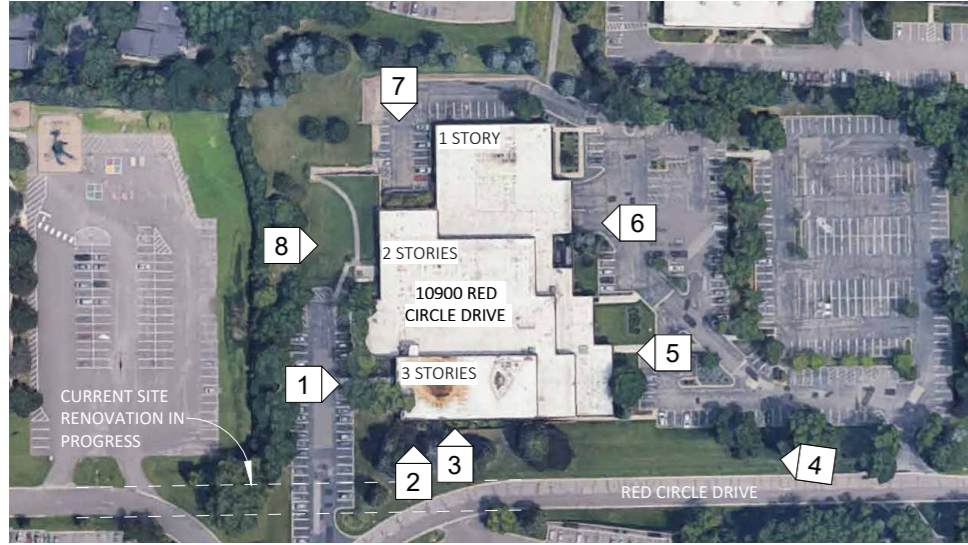
FUNCTION	BLDG. AREA	LOAD FACTOR	STALLS REQ.	STALLS PROVIDED
LEVEL 1 INDUSTRIAL	52,773 SF	1/1000 SF	53	-
LEVEL 2 OFFICE	32,235 SF	1/250 SF	129	-
LEVEL 3 OFFICE	7,360 SF	1/250 SF	30	-
TOTAL ON SITE:	92,368 SF		212	152

PARKING ANALYSIS: FUTURE HOUSING PROPERTY

NOTE: UNIT COUNT ESTABLISHED BASED ON AVERAGE UNIT SIZE OF 980 SF PER UNIT AND A 25% CIRCULATION FACTOR.

FUNCTION	BLDG. AREA	LOAD FACTOR	STALLS REQ.	STALLS PROVIDED
LEVEL P-2 (SUB-GRADE RESIDENT PARKING) PARKING	60,330 SF	-	-	157
LEVEL P-1 (SUB-GRADE RESIDENT PARKING) PARKING	60,330 SF	-	-	141
LEVEL 1 (LOBBY + AMENITIES + HOUSING) PARKING ON GRADE	-	-	-	14
LOBBY	2,150 SF	-	-	-
AMENITY	6,000 SF	-	-	-
OUTDOOR	11,500 SF	-	-	-
HOUSING	36,900 SF (28 UNITS)	1.4/UNIT	40	-
LEVEL 2 - 7 (6 STORIES OF HOUSING) HOUSING	42,900 SF (32 UNITS PER STORY, AVG.)	1.4/UNIT	45 PER FLOOR	-
TOTAL HOUSING:	293,400 SF (220 UNITS)		310	312





EXISTING CONDITIONS ORIENTATION MAP



1



2



3



4



5



6



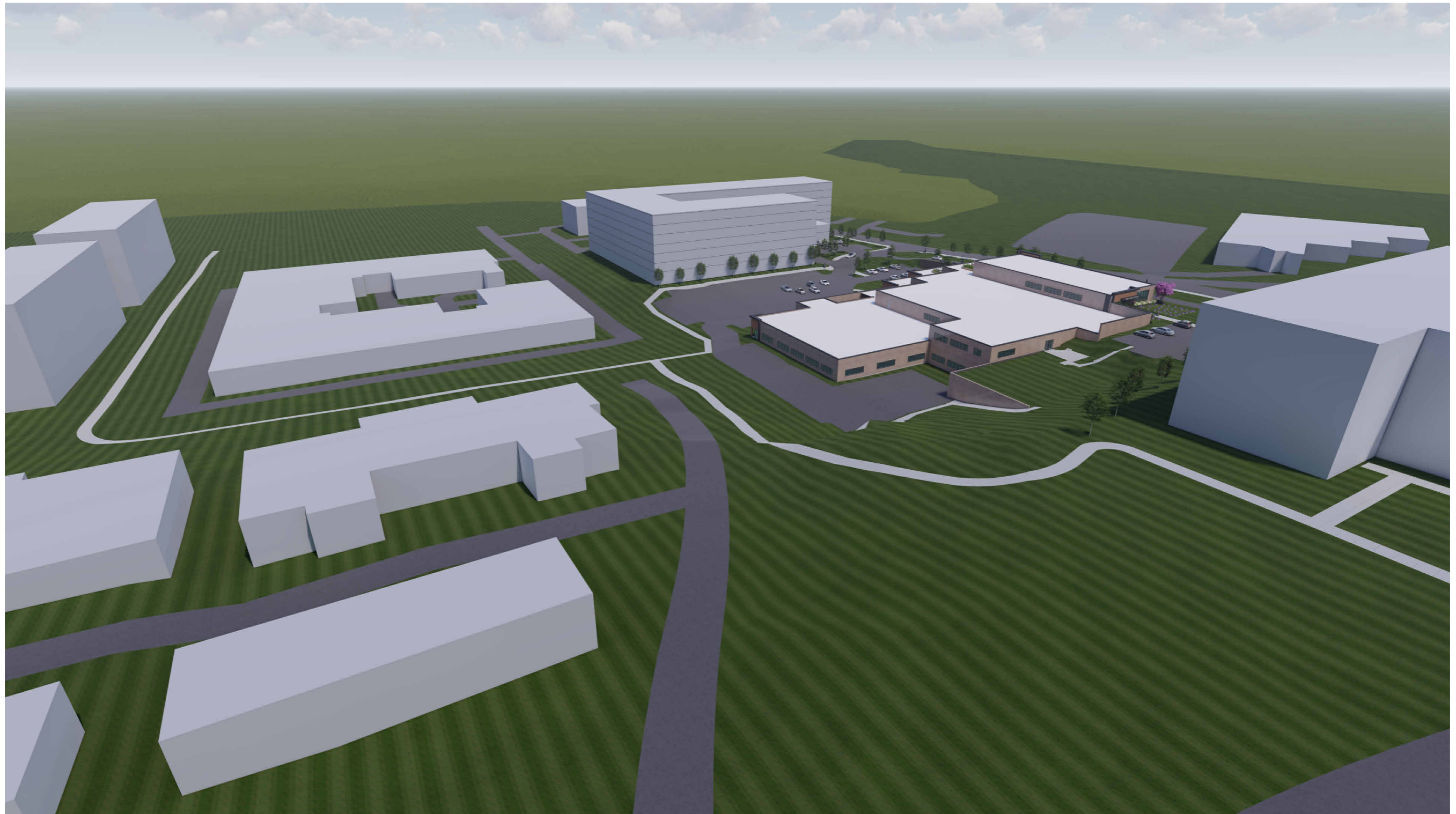
7



8



SITE AXON (WITH NEW ROOF DECK SPACE)



SITE AXON (LOOKING SOUTHEAST)



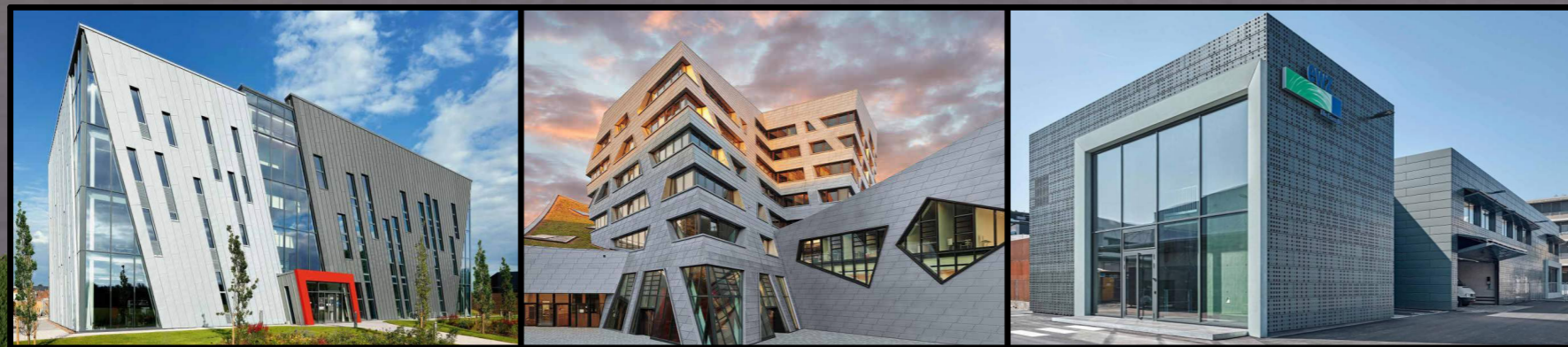
SOUTH ENTRY (LEVEL 2)



SOUTH ENTRY (LEVEL 2)



SOUTH ENTRY (LEVEL 2)





SOUTH ENTRY (LEVEL 2)



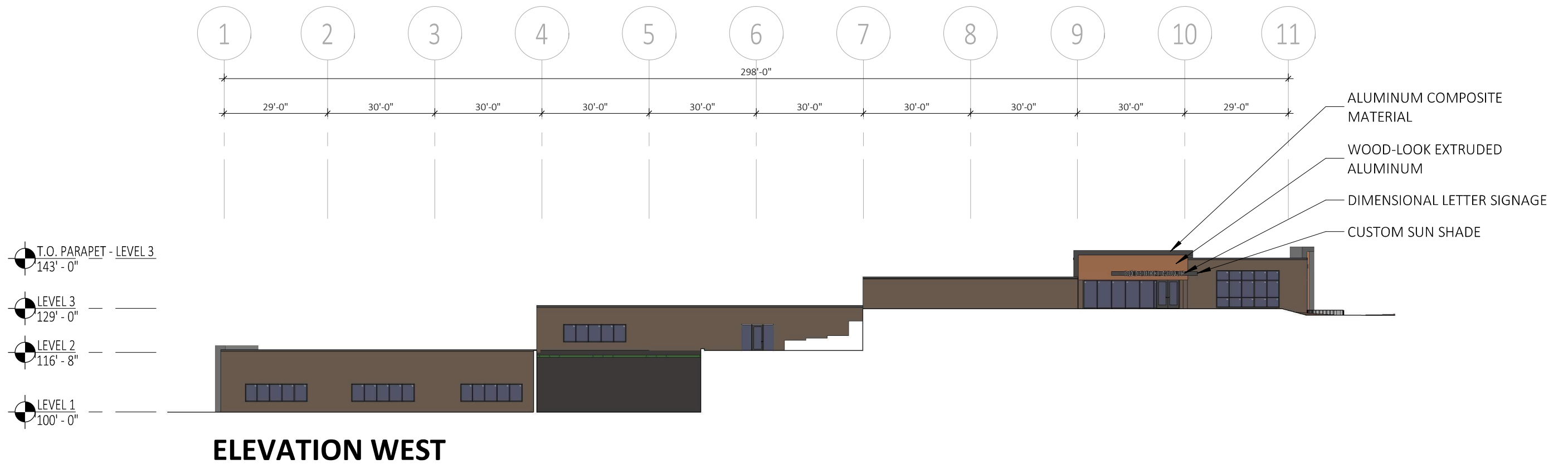
SOUTH ENTRY (LEVEL 2)



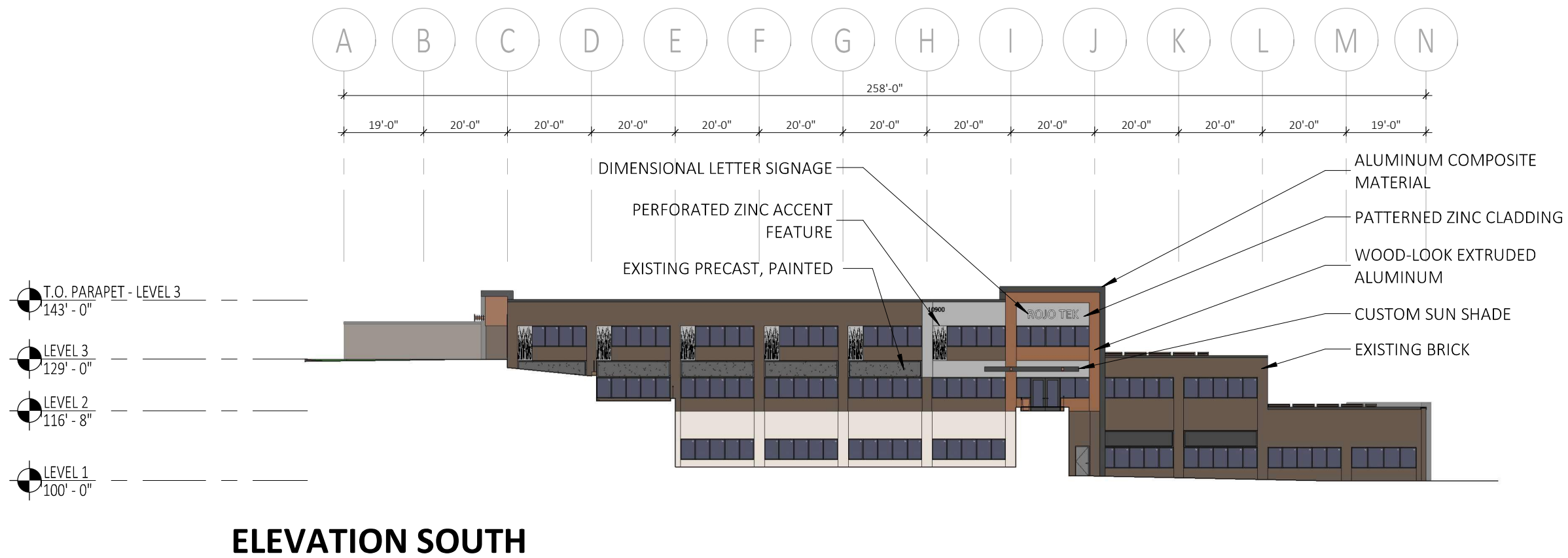
EAST ENTRY (LEVEL 1)



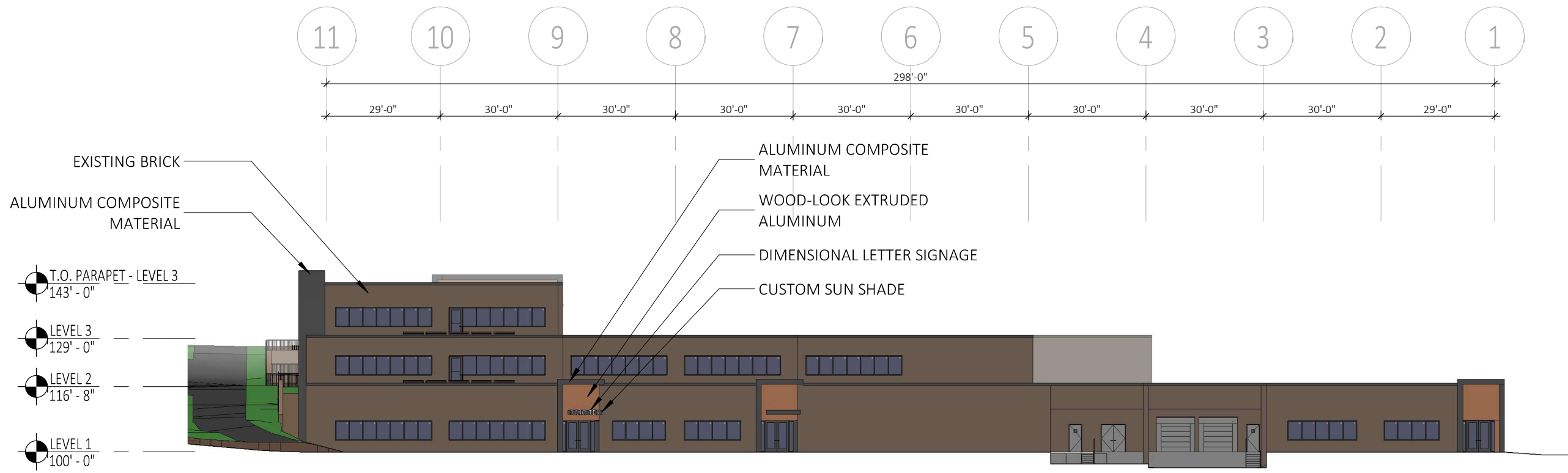
WEST ENTRY (LEVEL 3)



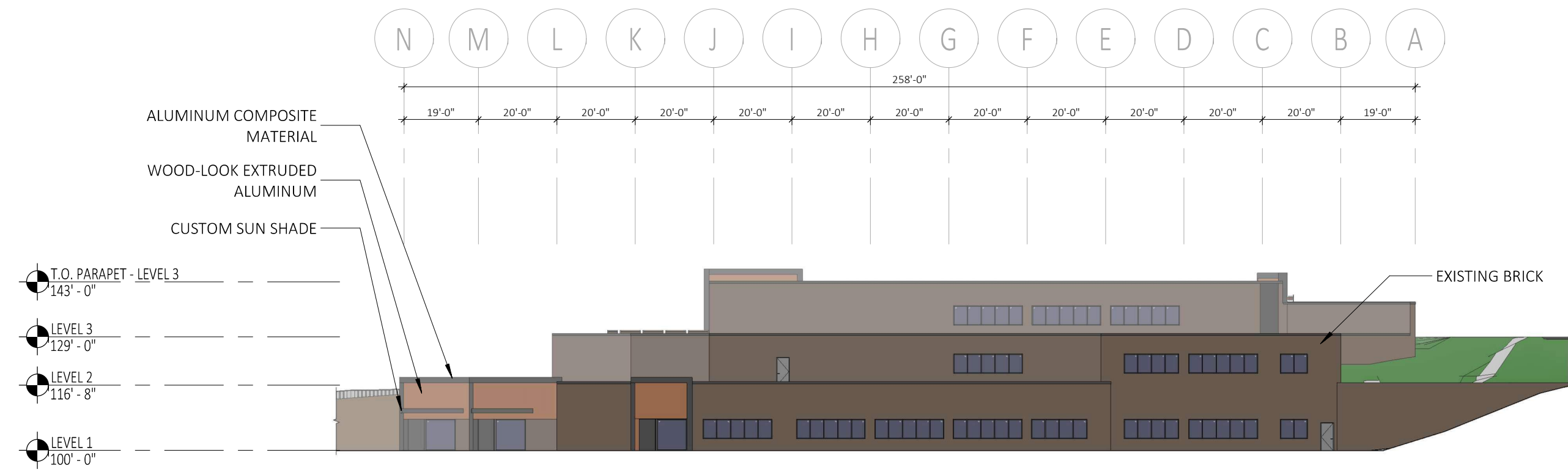
ELEVATION WEST



ELEVATION SOUTH



ELEVATION EAST

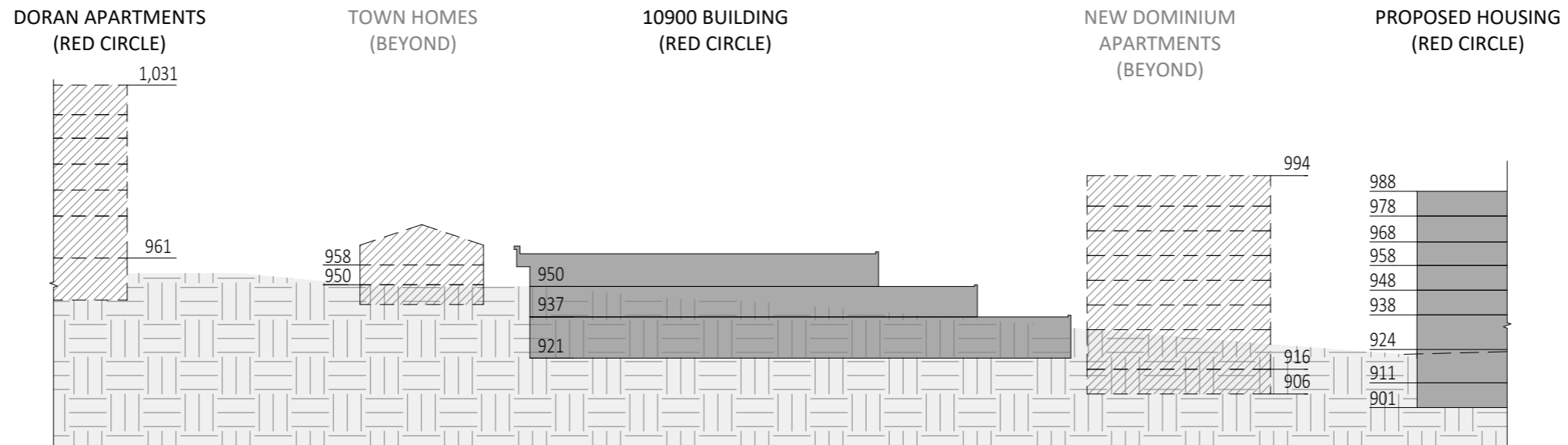


ELEVATION NORTH



SITE SECTION CONTEXT

12" = 1'-0"



SITE SECTION

1" = 60'-0"