



Options for 9th Street Office Building and Adjoining Lot

January 2012



1. Build a Parking Deck

- Cost ~ \$ 21 million
- Parking Spaces ~ 650
- Optional 21,000 sf of Retail Space

- Allow expanded public leasing
- or sell Marshall Street Deck.

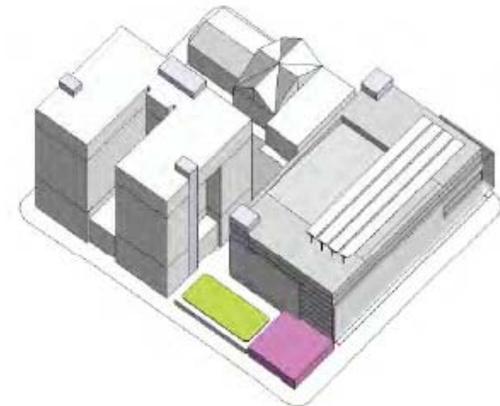




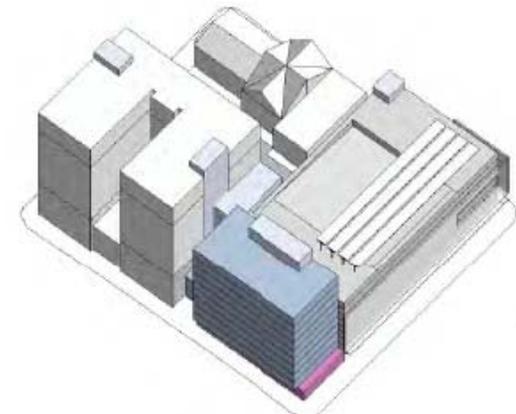
2. Construct a New Office Building & Renovate Existing Space

- Renovated Space ~ \$67 million
175,000 sf
- New Construction ~ \$59 million
112,000 sf

Construct a new 10-story office building at the corner of Broad & 9th Streets, renovate the existing 9th Street Office Building and link with a new service core to create a combined and more efficient office space.



Phase 1: Parking Deck with Ground Floor Retail and Interim Garden



Phase 2: Future Broad Street Office Building and Renovated 9th Street Office Building



3. Renovate Existing Space & Construct a Finished Parking Lot

- Renovated Space ~ \$71 million
 - 175,000 sf
- Porous Paving ~ \$969,000
 - Parking Spaces ~ 100

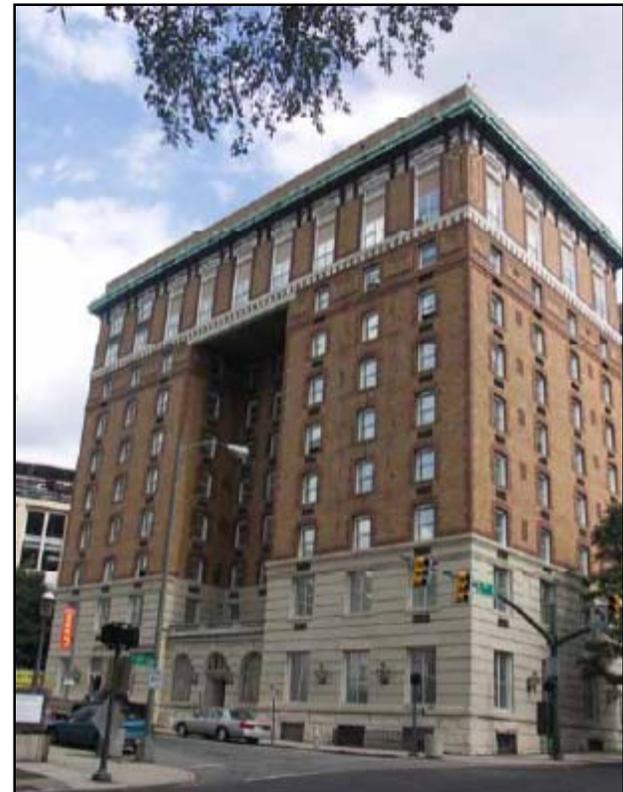


Uses a porous paver or porous asphalt to reduce stormwater and pollution runoff to protect water quality.



4. Sell or Lease

- Assessed value
- Building \$9,357,000
- Land \$2,578,000.





5. Sell Building & Construct Parking Deck

- Sell or a long-term lease for private development.
- Construct new parking deck.
- Lease or Condo parking spaces to support the private development.