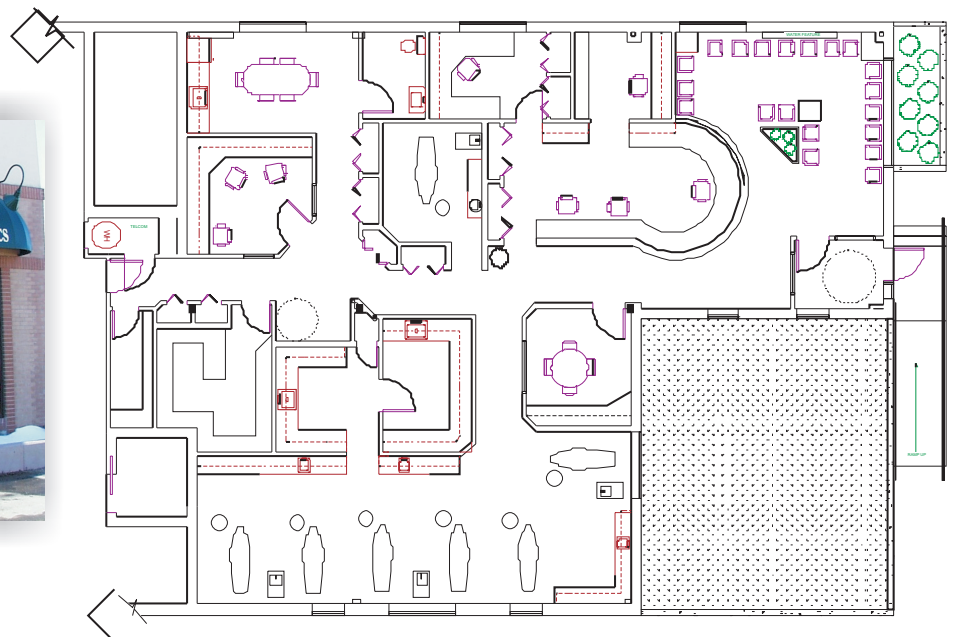


PROFITS AROUND BEHIND DOOR NUMBER THREE



The Challenges

- The 55 foot by 160 foot structure was accessed by front and rear entrances on the long sides of the building; resulting in congested parking near those entrances.
- Our feasibility assessment acknowledged the parking insufficiency and, although the east end of the building offered an abundance of parking, the distance from that area to the entrances ranged between 60 and 90 feet- particularly unpleasant and hazardous during inclement weather.
- The east end of the building also featured an unusual, overhead-door access to the suite- having previously served as the office of an insurance adjuster. The view was unsightly and highly visible from the primary access road that connected the retail and entertainment complex.
- The footprint of the suite left a great deal to be desired with the imposition of structural columns, bifurcated spaces and changes in elevation.

The Costs

- The collective costs for windows, doors, brick, concrete, railings and signage was approximately \$30,000.

The Benefits

- We were able to produce a highly functional floor plan with handicapped access
- The new entrance and signage are now highly visible to all patrons of the complex; estimated at over four-hundred cars every weekday, and more on weekends. Greater visibility than the "gazette"-Free
- The rarely used parking at the east end of the building became (virtually) personal parking for the busy orthodontic practice. This is the flagship of their three offices.