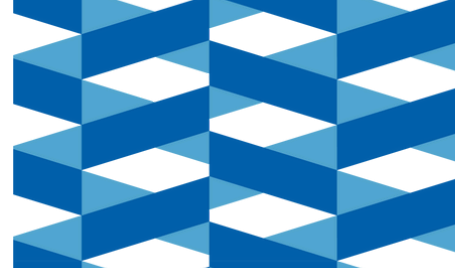


NORTHSIDE SQUARE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	286,493 SF
Available SF:	43,819 SF
First Floor:	Up to 12,491 SF
Second Floor:	Up to 33,467 SF

PROPERTY OVERVIEW

Northside Renaissance is the proposed renovation and adaptive reuse of Northside High School into a dynamic multi-purpose development and neighborhood asset that will feature shared community amenities and gathering spaces, in addition to space for office, retail and residential tenants.

In 1968, Northside High opened with much fanfare as one of the most technologically advanced schools of its time and at its peak educating over 1,200 students as the largest vocational high school in the state.

In the heart of the Klondike neighborhood, Northside is located on a sprawling 24-acre campus comprised of a public library, community center, city park, aquatics center, and elementary school building.

The project aims to support the existing residential community, leverage existing neighborhood assets, and work collaboratively with community stakeholders to restore this core city neighborhood.

Currently, it is anticipated that the development will be available for occupancy in the Fall of 2023. Businesses or organizations seeking office, community, or retail space in the Northside Renaissance development are encouraged to inquire.

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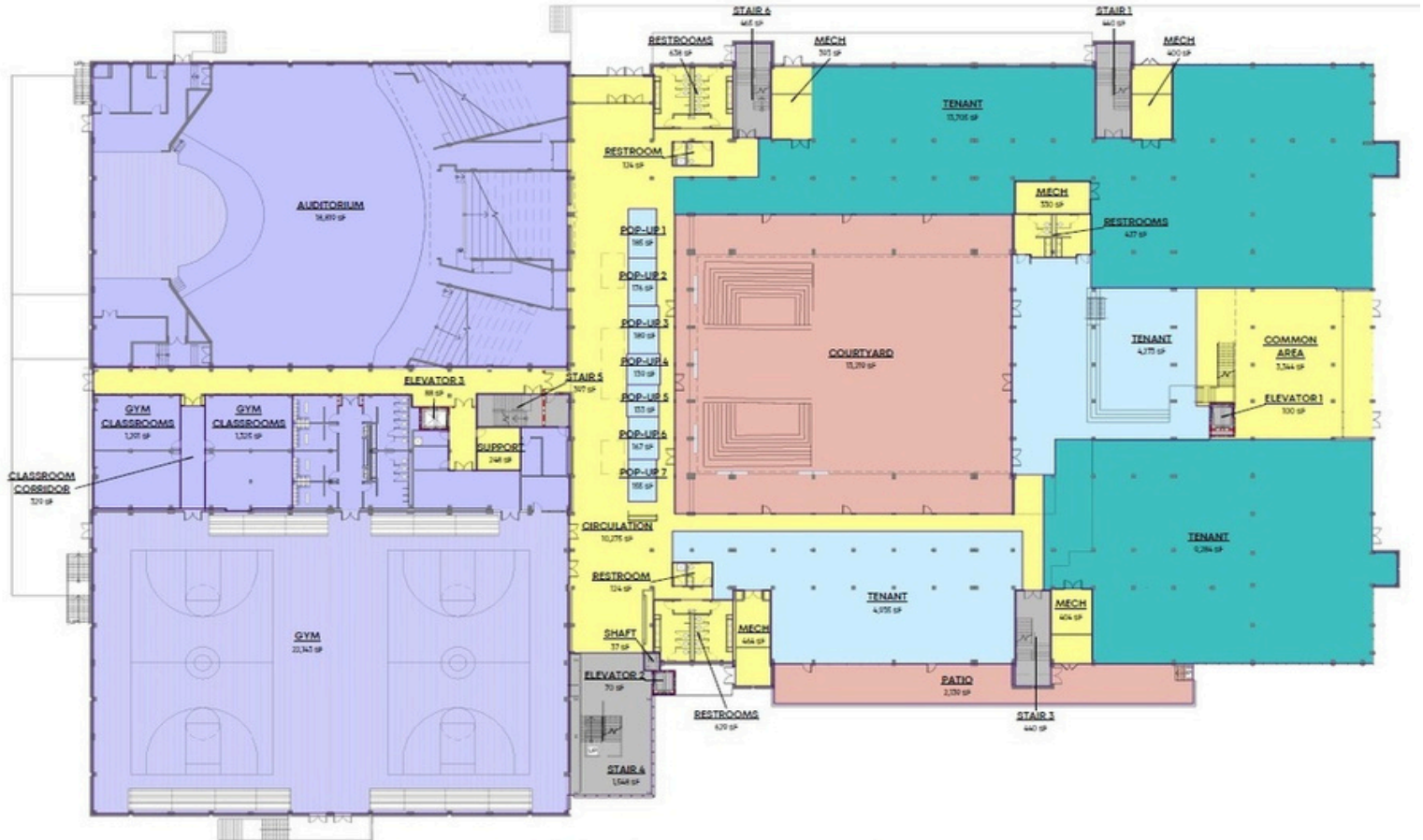
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NORTHSIDE SQUARE



Northside High Adaptive Reuse - First Floor

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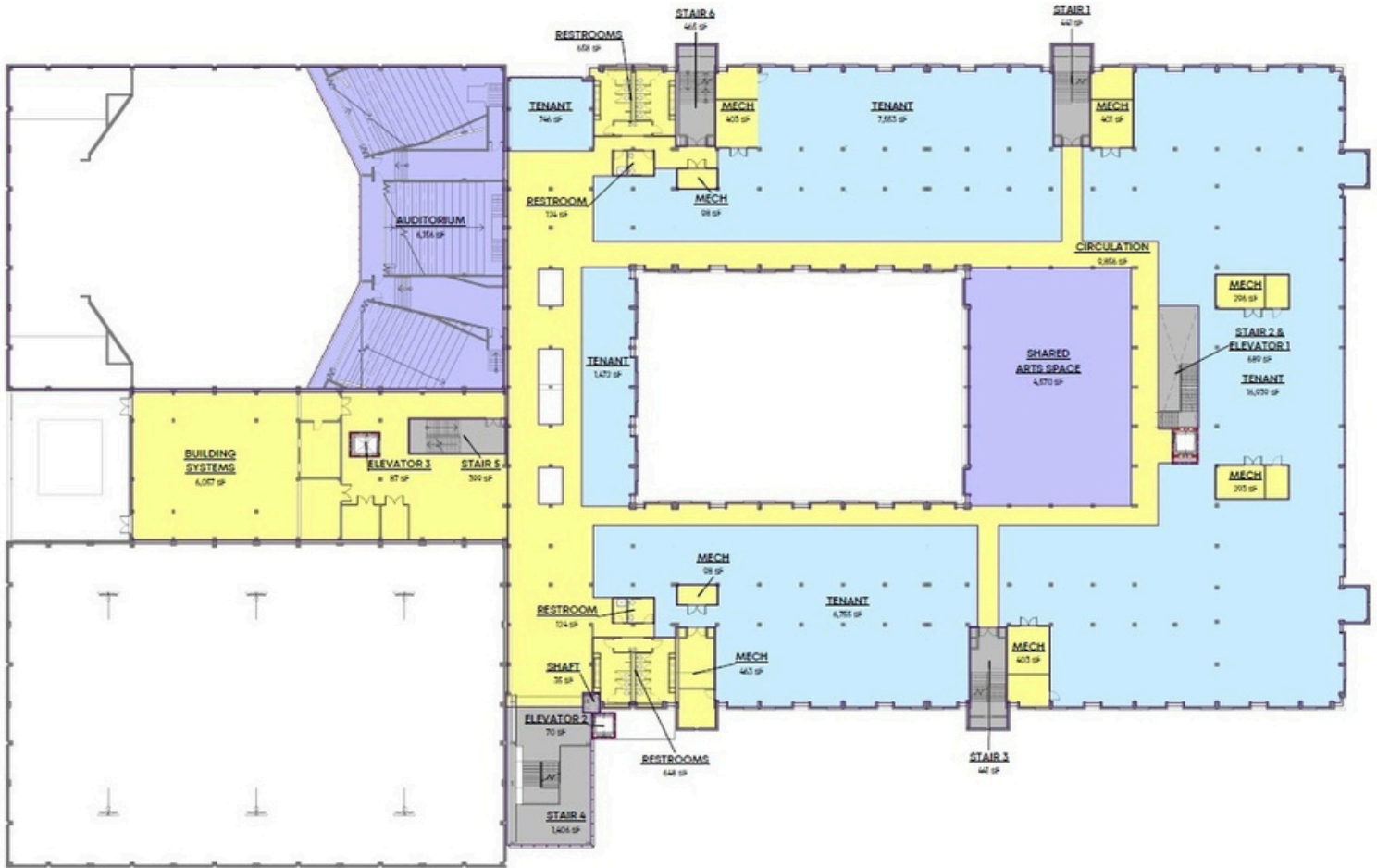
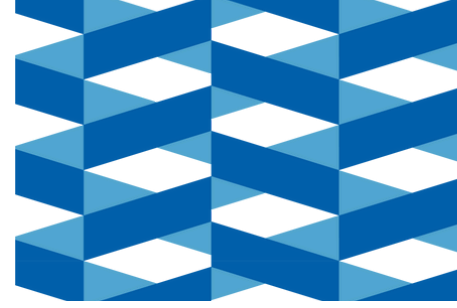
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NORTHSIDE SQUARE



Northside High Adaptive Reuse - Second Floor

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NORTHSIDE SQUARE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,875	89,004	205,679
Average age	35.7	32.9	33.1
Average age (Male)	32.6	31.9	31.6
Average age (Female)	39.4	34.1	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,511	36,694	79,830
# of persons per HH	2.6	2.4	2.6
Average HH income	\$32,242	\$46,880	\$44,898
Average house value	\$87,766	\$223,260	\$210,838

*Demographic data derived from 2010 US Census

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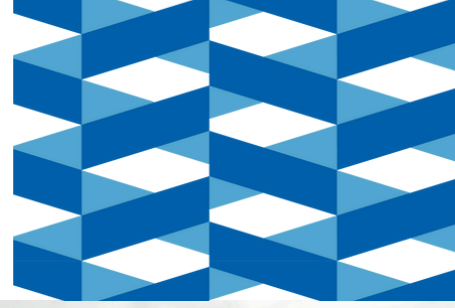
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