

BluePrint Building Series

Edge | Ridge | Apex

Design families organized by building style, footprint size, finish path, and financing assumptions.

Building Design | Edge Series



Building Design | Ridge Series

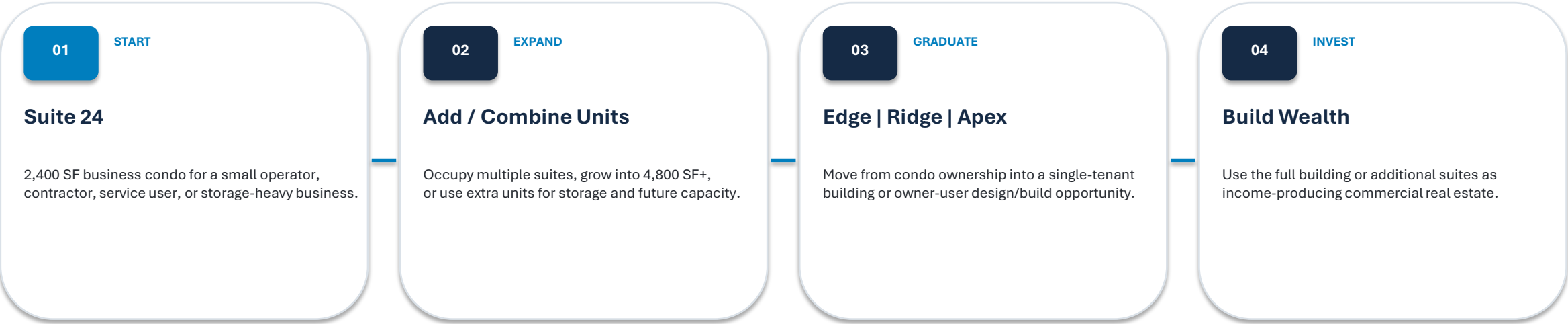


Building Design | Apex Series



A strategic entry point for growing businesses

The commercial condo option gives a user a right-sized 2,400 SF foothold while keeping the long-term conversation open for a larger BluePrint Edge, Ridge, or Apex design/build project.



Helping businesses grow: Lead with the smallest ownership step first: "Start with a 2,400 SF suite today, then grow into your own BluePrint building when the business is ready."



COMMERCIAL CONDO

BluePrint Business Suites

UNIT SIZE

40' x 60' | 2,400 SF

BUILDING

160' x 60' | 9,600 SF

UNITS

4 business suites

LOT FIT

1.50 AC concept

A lower-barrier entry point

Start with one 2,400 SF business suite, expand into additional units, or graduate into a single-tenant Edge, Ridge, or Apex design/build project as the business grows.

START SMALL

Suite 24

2,400 SF business condo unit

EXPAND

Combine Units

4,800 SF+ option as needs grow

GRADUATE

Own Your Building

Move into Edge / Ridge / Apex

INVEST

4-Unit Asset

Own full building and lease suites

Concept-level layout and costs. Final unit mix, condo declarations, site/civil scope, utilities, financing terms, and jurisdictional approvals to be verified.



MODEL SPECS

Suite 24

UNIT SIZE	2,400 SF	UNIT FOOTPRINT	40' x 60'
BUILDING SIZE	9,600 SF	BUILDING FOOTPRINT	160' x 60'
UNIT COUNT	4	LOT SIZE	1.50 AC

Positioned as a step-up path for smaller operators who need real shop/office functionality today and a path to larger ownership later.

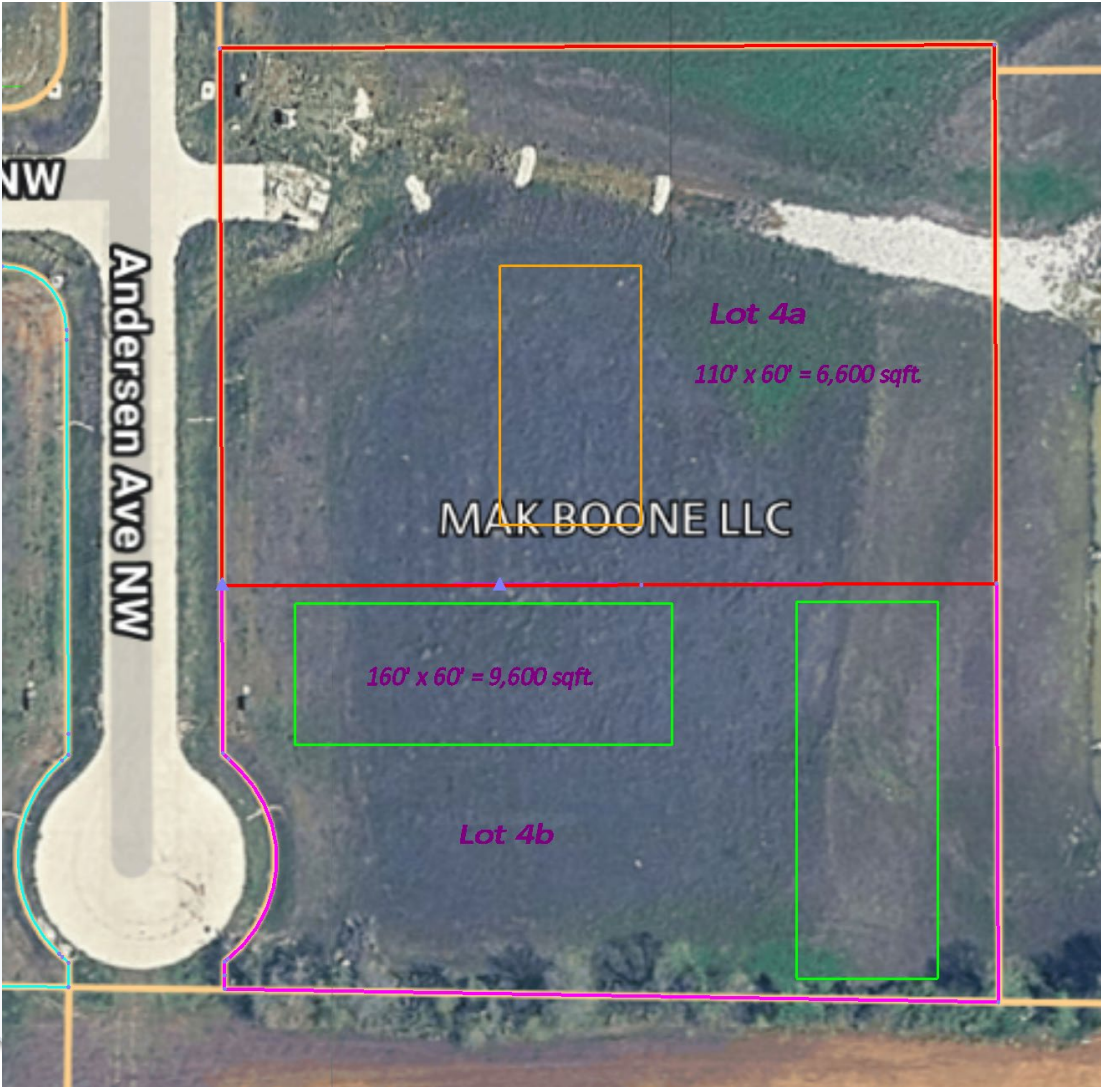
PER UNIT SNAPSHOT

Unit Size	2,400 SF
Estimated Monthly Cost	\$1,720.13
Estimated Lease Rate	\$2,236.16
Use Case	Owner-user or lease suite

FULL BUILDING SNAPSHOT

Build + Finish Cost	\$1,303,778.89
Project Down Payment	\$260,755.78
Est. Monthly Pmt.	\$6,880.50
Est. Monthly Lease	\$8,944.66

Investment note: 1.30 DSCR model | 20% annual cash-on-cash return target | Projected annual COC return: \$24,769.81



SITE FIT CONCEPT

South Side of Lot 4

Conceptual placement beside the existing Aaron's building / south side of Lot 4. Final building placement, access, parking count, easements, stormwater, & utilities should be verified through a site plan.

LOT SIZE	BUILDING
1.50 AC	160' x 60'
TOTAL BUILDING	UNITS
9,600 SF	4
UNIT SIZE	PER UNIT
40' x 60'	2,400 SF

Alternate design note

The Green building outlines indicate 2 different placement locations for the commercial condo Design.
If the suites need to be smaller or larger, we can easily modify the design, cost structure & ROI to accommodate.

Site map link provided: <https://maps.app.goo.gl/3Y3nMEMLjFx1QxcV6>



DESIGN FAMILY

BluePrint Edge

Single-slope contemporary commercial building with a shop-first layout and modern exterior package.

- Best fit for users who prioritize shop, storage, service, production, and bay flexibility.
- Clean single-slope roofline with contemporary storefront/entry expression.
- Available as Vanilla Shell or Finished Turn-Key.

Edge 40

4,000 SF

50' x 80'

Edge 60

6,000 SF

60' x 100'

Edge 80

8,000 SF

80' x 100'

Edge 100

10,000 SF

80' x 125'

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 40

SIZE	4,000 SF
FOOTPRINT	50' x 80'
PLAN STYLE	Shop-First

Compact, efficient shop-first footprint for smaller contractors, service businesses, and storage-heavy users.

VANILLA SHELL

Cost to Build

\$685,660

20% Down	\$137,132
Interest Only - 12 mo.	\$2,857/mo
Termed Out	\$3,618/mo
Lease-to-Purchase	\$4,704/mo

FINISHED TURN-KEY

Cost to Build

\$974,961

20% Down	\$194,992
Interest Only - 12 mo.	\$4,062/mo
Termed Out	\$5,145/mo
Lease-to-Purchase	\$6,689/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 60

SIZE	6,000 SF
FOOTPRINT	60' x 100'
PLAN STYLE	Shop-First

Expanded shop depth for growing owner-users, more equipment, and increased vehicle or material capacity.

VANILLA SHELL

Cost to Build

\$793,660

20% Down	\$158,732
Interest Only - 12 mo.	\$3,307/mo
Termed Out	\$4,188/mo
Lease-to-Purchase	\$5,445/mo

FINISHED TURN-KEY

Cost to Build

\$1,137,201

20% Down	\$227,440
Interest Only - 12 mo.	\$4,738/mo
Termed Out	\$6,001/mo
Lease-to-Purchase	\$7,802/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 80

SIZE	8,000 SF
FOOTPRINT	80' x 100'
PLAN STYLE	Shop-First

Larger flexible bay layout for fleet, service, production, warehouse, or divisible flex-industrial use.

VANILLA SHELL

Cost to Build

\$901,660

20% Down	\$180,332
Interest Only - 12 mo.	\$3,757/mo
Termed Out	\$4,758/mo
Lease-to-Purchase	\$6,186/mo

FINISHED TURN-KEY

Cost to Build

\$1,299,441

20% Down	\$259,888
Interest Only - 12 mo.	\$5,414/mo
Termed Out	\$6,858/mo
Lease-to-Purchase	\$8,915/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 100

SIZE	10,000 SF
FOOTPRINT	80' x 125'
PLAN STYLE	Shop-First

Maximum Edge footprint for high-volume shop users, larger fleet operations, and shop-forward investment strategies.

VANILLA SHELL

Cost to Build
\$1,009,660
20% Down
Interest Only - 12 mo.
Termed Out
Lease-to-Purchase

\$201,932
\$4,207/mo
\$5,328/mo
\$6,927/mo

FINISHED TURN-KEY

Cost to Build
\$1,461,681
20% Down
Interest Only - 12 mo.
Termed Out
Lease-to-Purchase

\$292,336
\$6,090/mo
\$7,714/mo
\$10,028/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.

BluePrint Ridge Design Options + Sizes

The Ridge family includes three office/shop configurations built around a flexible post-frame platform.



Office Out Front

Traditional office-forward presence with the shop volume behind.



External Office | Dual Slope Roof

External office component with a conventional dual-slope roofline.



External Office | Single Slope Roof

External office component with a contemporary single-slope roof option.

Ridge 40

4,000 SF

50' x 80'

Ridge 60

6,000 SF

60' x 100'

Ridge 80

8,000 SF

80' x 100'

Ridge 100

10,000 SF

80' x 125'

Ridge option pricing uses the external-office baseline model shown in the concept package; final pricing may vary by roofline, office layout, door package, site plan, and finish level.



OPTION PROFILE

Office Out Front

- Customer-facing front office identity with larger shop / warehouse volume behind.
- Good fit for headquarters, contractor offices, field crew operations, and client-facing service businesses.
- Office/shop layout, door count, parking, and site access can be adjusted by use.

Available model sizes

Ridge 40 | Ridge 60 | Ridge 80 | Ridge 100

4,000 - 10,000 SF footprint ladder

Ridge 40

4,000 SF

50' x 80'

Ridge 60

6,000 SF

60' x 100'

Ridge 80

8,000 SF

80' x 100'

Ridge 100

10,000 SF

80' x 125'

Ridge option is available in shell, partial finish, or finished turn-key configurations. Final roofline, office dimensions, overhead doors, and civil package to be confirmed during discovery.



OPTION PROFILE

External Office + Dual Slope Roof

- External office wing with a conventional dual-slope roof profile.
- Strong fit for users wanting a familiar post-frame profile with a defined customer entrance.
- Clean option for contractor, service, fleet, light industrial, and owner-user strategies.

Available model sizes

Ridge 40 | Ridge 60 | Ridge 80 | Ridge 100

4,000 - 10,000 SF footprint ladder

Ridge 40

4,000 SF

50' x 80'

Ridge 60

6,000 SF

60' x 100'

Ridge 80

8,000 SF

80' x 100'

Ridge 100

10,000 SF

80' x 125'

Ridge option is available in shell, partial finish, or finished turn-key configurations. Final roofline, office dimensions, overhead doors, and civil package to be confirmed during discovery.



OPTION PROFILE

External Office + Single Slope Roof

- External office wing paired with a more contemporary single-slope roofline.
- Balances modern exterior design with a flexible post-frame shop platform.
- Good fit for users wanting curb appeal, practical bay access, and future interior flexibility.

Available model sizes

Ridge 40 | Ridge 60 | Ridge 80 | Ridge 100

4,000 - 10,000 SF footprint ladder

Ridge 40

4,000 SF

50' x 80'

Ridge 60

6,000 SF

60' x 100'

Ridge 80

8,000 SF

80' x 100'

Ridge 100

10,000 SF

80' x 125'

Ridge option is available in shell, partial finish, or finished turn-key configurations. Final roofline, office dimensions, overhead doors, and civil package to be confirmed during discovery.

BluePrint Ridge | Baseline Size + Cost Snapshot



Baseline pricing shown for the Ridge external-office post-frame concept, scaled across the 40 / 60 / 80 / 100 size ladder.

Model	Total SF	Footprint	Vanilla Shell	Finished Turn-Key	12-Mo. Interest Only	Termed Out Pmt.	Lease-to-Purchase
Ridge 40	4,000 SF	50' x 80'	\$698,660	\$1,016,241	\$2,911/mo - \$4,234/mo	\$3,687/mo - \$5,363/mo	\$4,793/mo - \$6,972/mo
Ridge 60	6,000 SF	60' x 100'	\$813,160	\$1,199,121	\$3,388/mo - \$4,996/mo	\$4,291/mo - \$6,328/mo	\$5,579/mo - \$8,227/mo
Ridge 80	8,000 SF	80' x 100'	\$927,660	\$1,382,001	\$3,865/mo - \$5,758/mo	\$4,896/mo - \$7,293/mo	\$6,364/mo - \$9,481/mo
Ridge 100	10,000 SF	80' x 125'	\$1,042,160	\$1,564,881	\$4,342/mo - \$6,520/mo	\$5,500/mo - \$8,258/mo	\$7,150/mo - \$10,736/mo

Ridge options supported by this series

Office Out Front | External Office - Dual Slope Roof | External Office - Single Slope Roof

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



BluePrint Apex

Contemporary external-office design with premium curb appeal, stronger customer-facing presence, and polished office/shop profile.

Positioning

Best fit for owners who want a flagship commercial presence, client entry, office build-out, and shop capacity in one building.

Apex 40

4,000 SF

50' x 80'

Apex 60

6,000 SF

60' x 100'

Apex 80

8,000 SF

80' x 100'

Apex 100

10,000 SF

80' x 125'

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Apex 40

SIZE	4,000 SF
FOOTPRINT	50' x 80'
PLAN STYLE	Office + Shop

Compact contemporary office/shop package with a strong customer-facing entry and efficient shop footprint.

VANILLA SHELL

Cost to Build

\$725,660

20% Down	\$145,132
Interest Only - 12 mo.	\$3,024/mo
Termed Out	\$3,830/mo
Lease-to-Purchase	\$4,978/mo

FINISHED TURN-KEY

Cost to Build

\$1,058,641

20% Down	\$211,728
Interest Only - 12 mo.	\$4,411/mo
Termed Out	\$5,587/mo
Lease-to-Purchase	\$7,263/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Apex 60

SIZE	6,000 SF
FOOTPRINT	60' x 100'
PLAN STYLE	Office + Shop

Balanced office/shop profile for growing users needing additional bay capacity and customer-ready space.

VANILLA SHELL

Cost to Build

\$853,660

20% Down	\$170,732
Interest Only - 12 mo.	\$3,557/mo
Termed Out	\$4,505/mo
Lease-to-Purchase	\$5,857/mo

FINISHED TURN-KEY

Cost to Build

\$1,262,721

20% Down	\$252,544
Interest Only - 12 mo.	\$5,261/mo
Termed Out	\$6,664/mo
Lease-to-Purchase	\$8,663/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Apex 80

SIZE	8,000 SF
FOOTPRINT	80' x 100'
PLAN STYLE	Office + Shop

Larger contemporary footprint for fleet, service, light industrial, and professional office/shop uses.

VANILLA SHELL

Cost to Build

\$981,660

20% Down	\$196,332
Interest Only - 12 mo.	\$4,090/mo
Termed Out	\$5,181/mo
Lease-to-Purchase	\$6,735/mo

FINISHED TURN-KEY

Cost to Build

\$1,466,801

20% Down	\$293,360
Interest Only - 12 mo.	\$6,112/mo
Termed Out	\$7,741/mo
Lease-to-Purchase	\$10,063/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Apex 100

SIZE	10,000 SF
FOOTPRINT	80' x 125'
PLAN STYLE	Office + Shop

Flagship Apex footprint with the most flexibility for office programming, shop capacity, and investment strategy.

VANILLA SHELL

Cost to Build

\$1,109,660

20% Down	\$221,932
Interest Only - 12 mo.	\$4,624/mo
Termed Out	\$5,856/mo
Lease-to-Purchase	\$7,613/mo

FINISHED TURN-KEY

Cost to Build

\$1,670,881

20% Down	\$334,176
Interest Only - 12 mo.	\$6,962/mo
Termed Out	\$8,818/mo
Lease-to-Purchase	\$11,463/mo

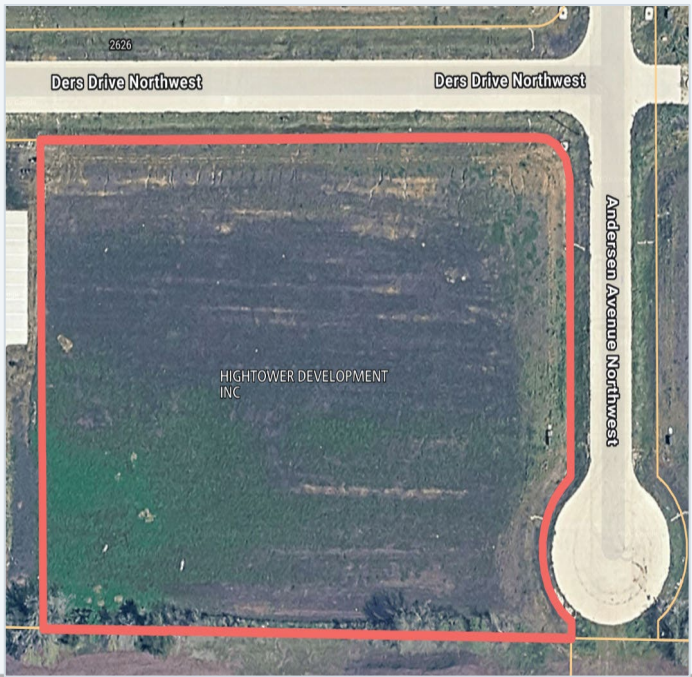
Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.

Swisher Commercial Lots

Swisher / Andersen Ave NW and Ders Drive NW sites for owner-user, lease, or design-build opportunities.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/zvmQwWN4QdBmj2Sn7>



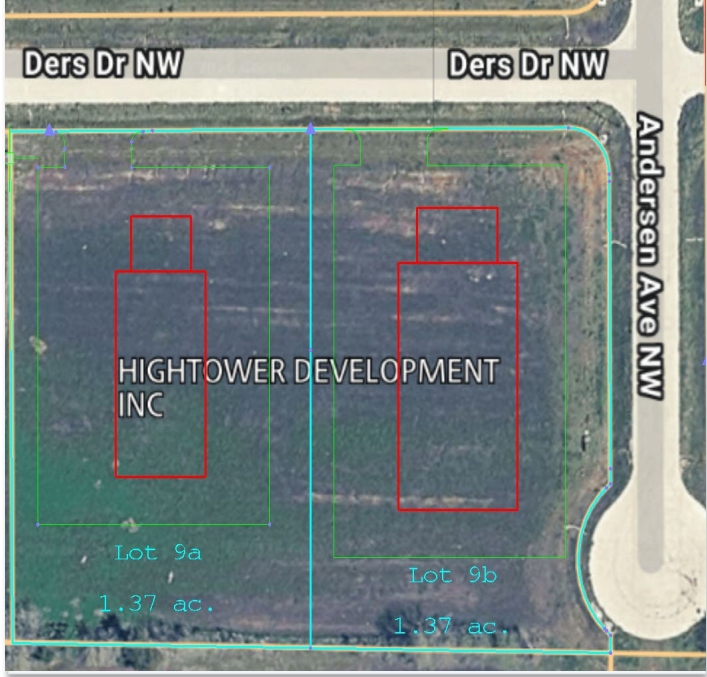
Lot 9 – Ders Drive NW

Swisher, IA | 2.73 acres



Lot 9a – Ders Drive NW

Swisher, IA | 1.37 acres



Lot 9b - Ders Drive NW

Swisher, IA | 1.37 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Swisher Commercial Lots

Swisher / Andersen Ave NW and Ders Drive NW sites for owner-user, lease, or design-build opportunities.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/nXMf7TXA7y3ypbnz6>



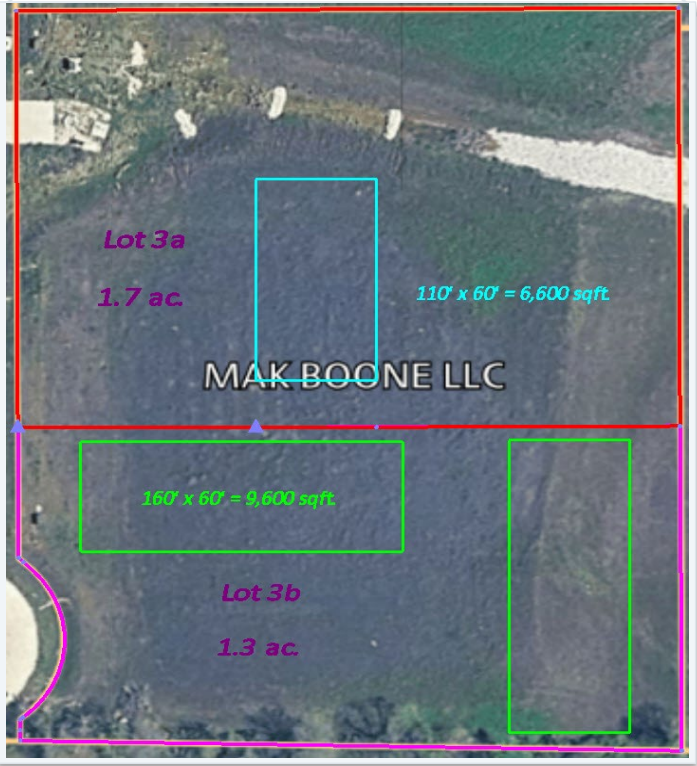
Lot 1 - Andersen Ave NW

Swisher, IA | 7.00 acres



Lot 3 - Andersen Ave NW

Swisher, IA | 3.00 acres



Lot 3b - Andersen Ave NW

Swisher, IA | 3.00 acres

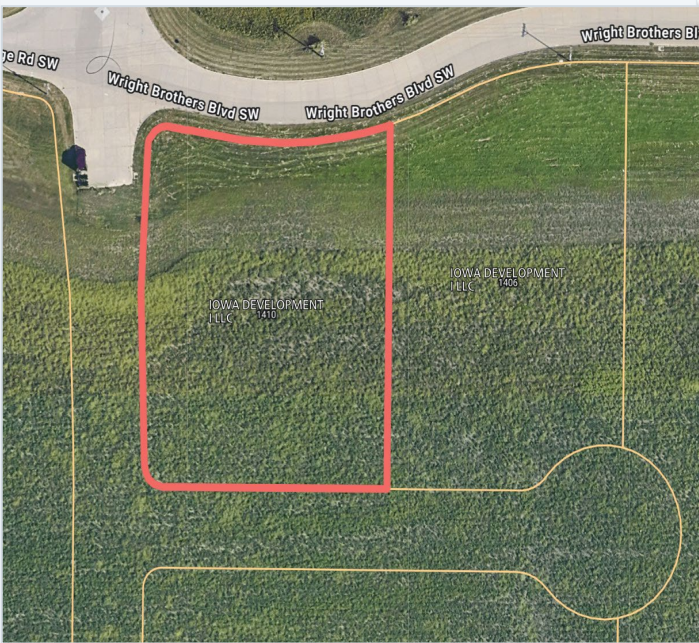
Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Cedar Rapids Commercial Lots

Cedar Rapids SW sites along Wright Brothers Blvd SW, plus a Cedar Rapids NW Canyon Drive option.

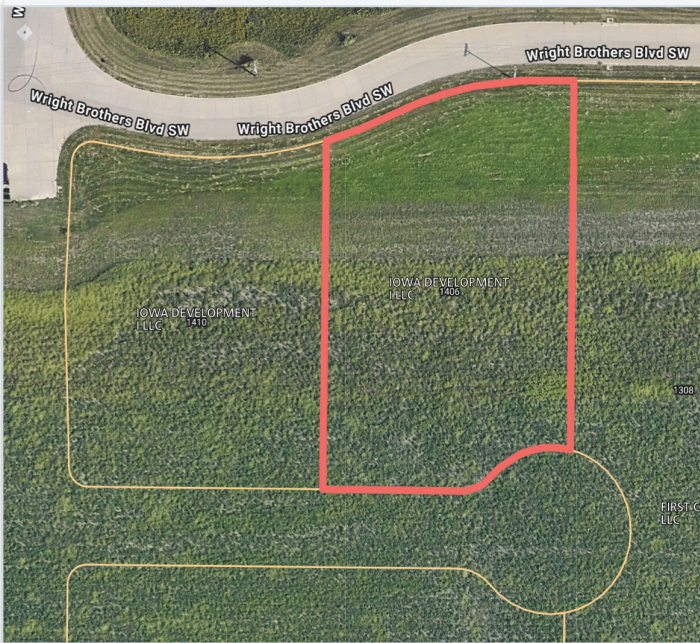
- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/zbsGm8NvRGrphiYh9>



1410 Adair Ct SW

Cedar Rapids SW | 1.23 acres



1406 Adair Ct SW

Cedar Rapids SW | 1.34 acres



Lot 1 - Canyon Drive NW

Cedar Rapids NW | 2.02 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Robins Commercial Lots

Robins / Stonegate Ct sites with multiple lot sizes for office, shop, warehouse, or light industrial users.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/3tbjK5HKLSWFd3XC6>



2800 Stonegate Ct

Robins, IA | 1.13 acres



2815 Stonegate Ct

Robins, IA | 1.66 acres



2820 Stonegate Ct

Robins, IA | 1.58 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Waterloo Commercial Lots

Waterloo / Cedar Valley Crossing sites on Marnie Ave, Cyclone Drive, and adjacent commercial corridors.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
For more detail, go to the development website: <https://www.cedarvalleycrossing.com/>



Lot 1 | 2.00 AC

Lot 1 - Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 2.00 acres



Lot 2 | 3.35 AC

Lot 2 - Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 3.35 acres



Lot 11 | 2.00 AC

Lot 11 - Cyclone Dr & Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 2.00 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

A quick comparison of the BluePrint lineup by design family, image, options, sizes, and starting budget range.



BluePrint Edge

Single-Slope Contemporary

Office can be built inside the shell.
Flexible footprint that can accommodate indoor sports, contractor suites, retail, office, warehousing, or industrial clients.

Sizes

Edge 40 / 60 / 80 / 100

Starting pricing

\$685,660 shell \$974,961 turn-key



BluePrint Ridge

Post-Frame Office + Shop

Office Out Front; External Office - Dual Slope; External Office - Single Slope

Sizes

Ridge 40 / 60 / 80 / 100

Starting pricing

\$698,660 shell \$1,016,241 turn-key



BluePrint Apex

Contemporary External Office

Premium office/shop profile with executive curb appeal.
Designs available for dental or medical offices, flex space, or premium contractor building.

Sizes

Apex 40 / 60 / 80 / 100

Starting pricing

\$725,660 shell \$1,058,641 turn-key

All series can be positioned as Vanilla Shell, partial finish, or Finished Turn-Key. All pricing is preliminary and should be refreshed by final lot, civil package, engineered plans, finish level, and financing approval.

In-Office Consultation + Discovery Session



Ready to talk through a project?

Contact Trev Adair to schedule an in-office consultation / discovery session and map the right BluePrint path.

Trev Adair | (319) 355-2125 | trev@pinnaclecommercial.com

Pinnacle Commercial | 1110 Dina Ct A, Hiawatha, IA 52233

01

Schedule discovery

Meet with Trev Adair in-office to review business use, site goals, building needs, and timing.

02

Select design family

Choose Edge, Ridge, or Apex, then narrow the size: 40, 60, 80, or 100.

03

Review budget + scope

Confirm shell vs. turn-key, civil/site work, office build-out, overhead doors, utilities, and timeline.

04

Coordinate financing

Work with Heidi Landscard from Dupaco Community Credit Union on financing options, including interest-only payments for the first 12 months.

05

Finalize next steps

Convert the preferred concept into a bank-ready design/build proposal with final pricing, drawings, and schedule.