

## **TOP 5 USE SCENARIOS**

### **1. Creative Office / Studio HQ**

Ideal for design firms, architecture studios, media production, marketing agencies, or tech-adjacent creatives who want visibility without Class A pricing.

- Open layout with non-load-bearing walls allows modern reconfiguration
  - High ceilings support collaborative, loft-style interiors
  - Street exposure supports brand presence
- Why it works:** Creative users value authenticity, flexibility, and visibility over polish.

### **2. Showroom + Office Hybrid**

Perfect for flooring, cabinetry, lighting, furnishings, specialty retail, or trade-oriented businesses that need both display space and back-office functionality.

- Front-facing visibility for showroom impact
  - Rear parking and functional access support operations
  - Adaptable interior supports phased build-out
- Why it works:** These users benefit directly from a main-street location and flexible zoning.

### **3. Specialty Service / Trade-Based Business**

Well suited for contractors, design-build firms, engineering services, specialty repair, or technical services.

- 220v power supports equipment needs
  - Private rear parking is a major operational advantage
  - LBSP1 zoning allows a wide range of service uses
- Why it works:** These buyers prioritize function, access, and cost efficiency—not cosmetic perfection.

### **4. Light Production / Maker Space**

An excellent option for small-batch production, labs, fabrication, or artisan manufacturing paired with office or client-facing space.

- Ceiling heights and layout support flexible workflows
  - Zoning allows commercial activity with adaptability
  - Central location supports staff access and distribution
- Why it works:** Buyers priced out of industrial zones often seek hybrid spaces like this.

### **5. Investor Repositioning / Adaptive Reuse**

Attractive to investors seeking value-add opportunities with flexible exit strategies.

- Strong zoning (LBSP1) supports multiple future use paths
  - Lot size and layout allow creative rebranding
  - Price point reflects repositioning opportunity
- Why it works:** This is an asset that rewards vision and strategic improvement.