

# Congress Block Activation

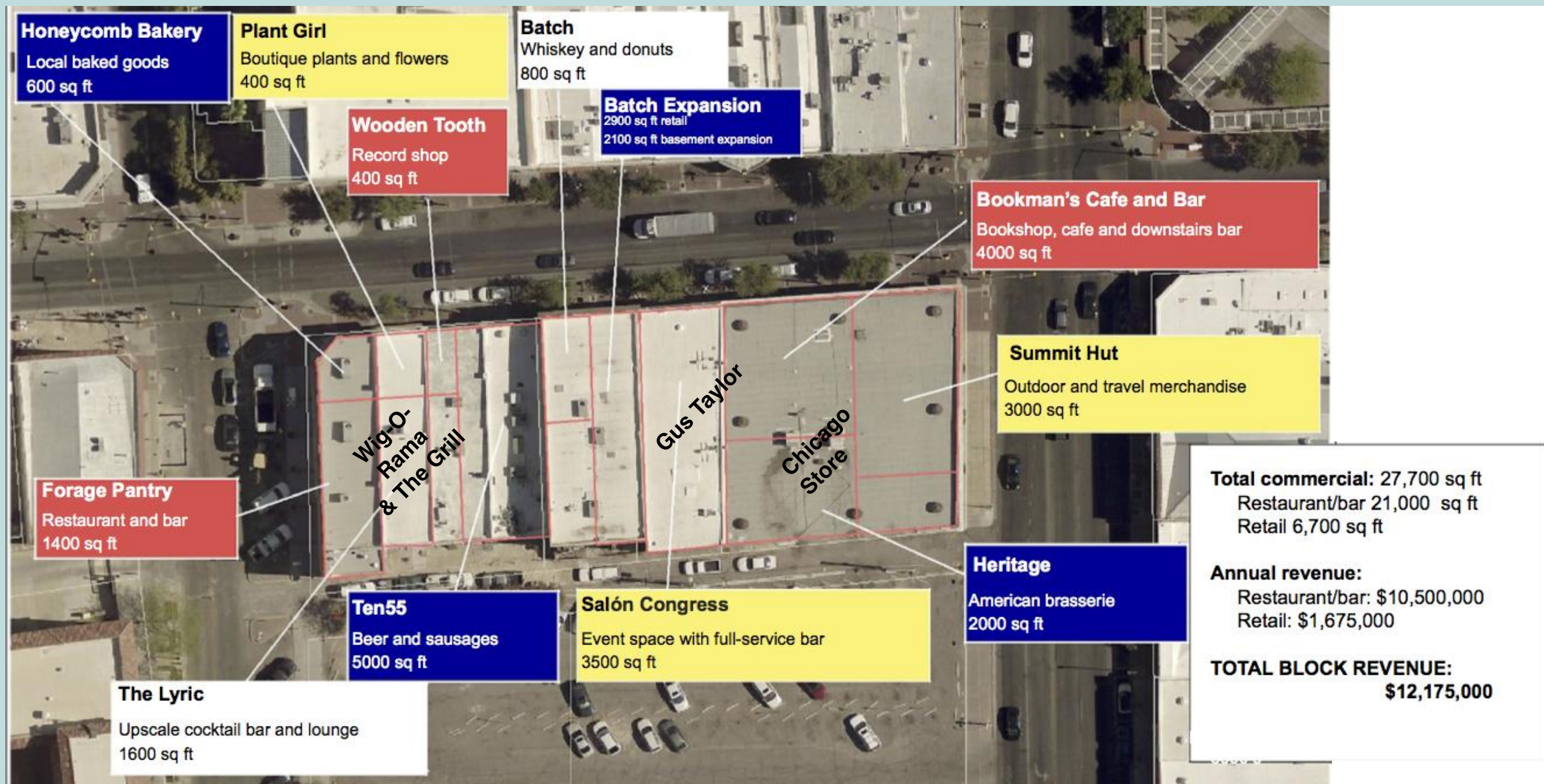
Patricia Schwabe  
Peach Properties

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# 98/100/108/118/120/128/130 E Congress

## 27,700 square feet of new retail and restaurant space





# 98 E Congress

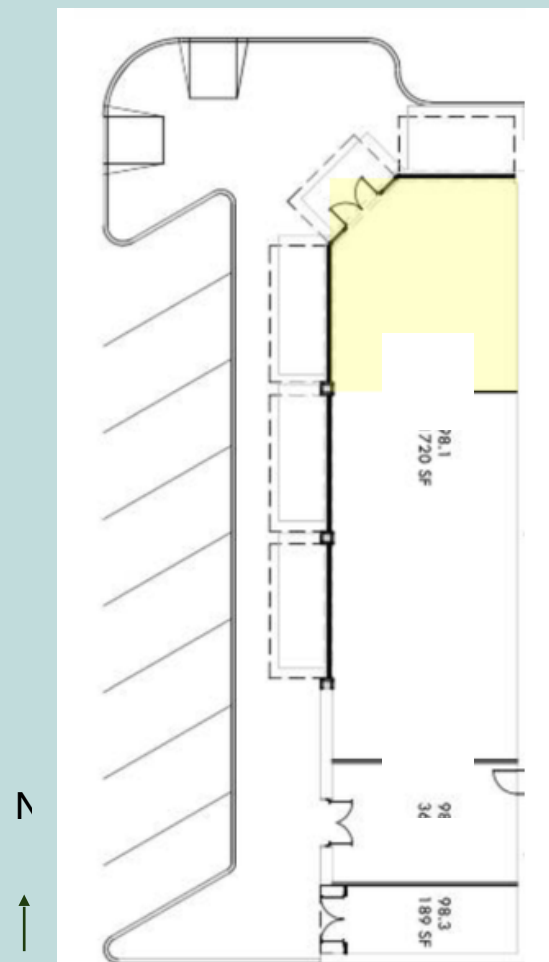
Formerly Wig-O-Rama





# 98 Congress / Honeycomb Bakery / 600 sq ft

7 DAYS A WEEK - BAKERY - CAFE - GRAB-AND-GO



8 NEW JOBS  
\$800,000 IN NEW  
SALES  
\$44,800 IN NEW TAX  
REVENUE



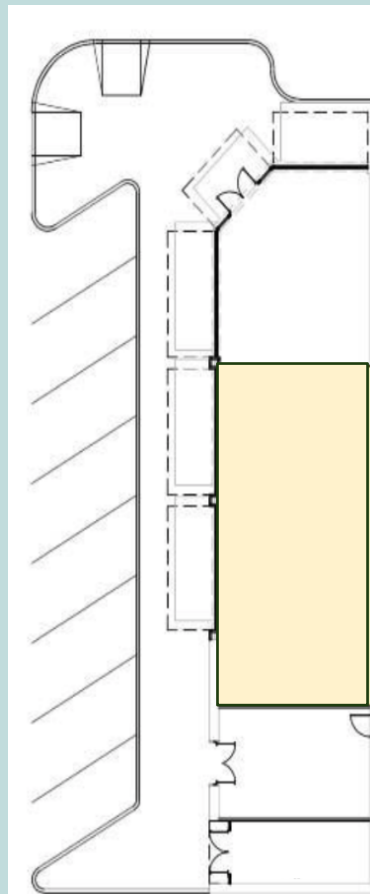
98 Congress/

Forage Pantry

/

1400 sq ft

## CASUAL DINING - GRAB-AND-GO - FULL BAR



15 NEW JOBS  
\$700,000 IN NEW  
SALES  
\$39,200 IN NEW TAX  
REVENUE



# 100/108 E Congress

Formerly The Grill & The Red Room





100 Congress

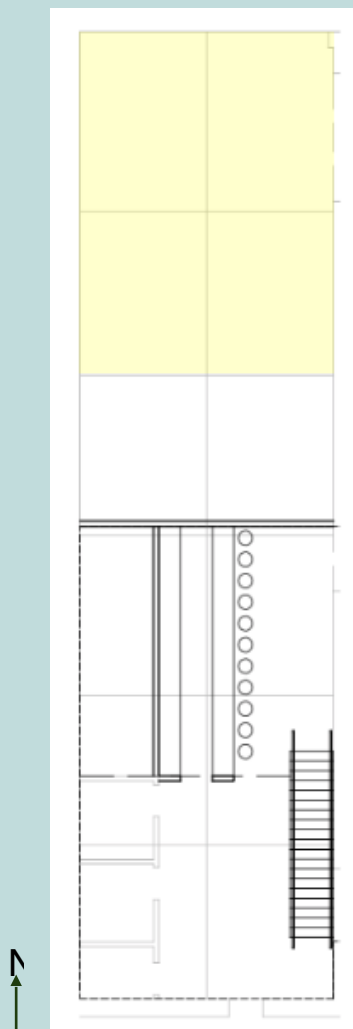
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Plant Girl

/

400 sq ft

## BOUTIQUE FLOWERS - NURSERY - RETAIL SPACE



4 NEW JOBS  
\$90,000 IN NEW SALES  
\$5,040 IN NEW TAX  
REVENUE



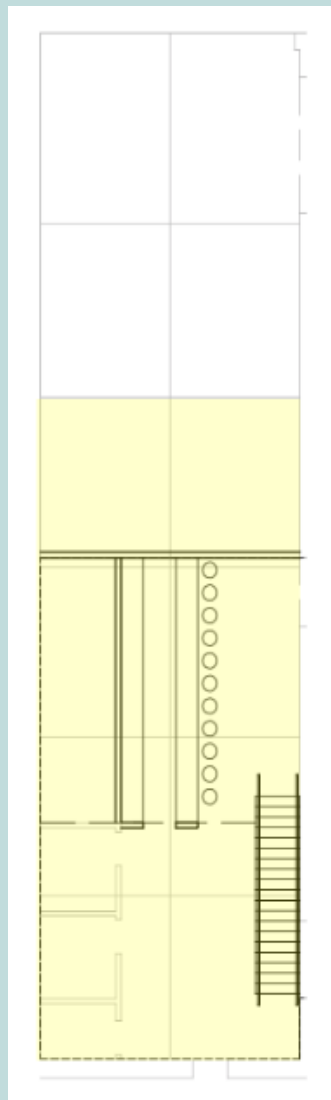
100 Congress

/

The Lyric /

1600 sq ft

## CLASSIC COCKTAILS - WINE BAR



10 NEW JOBS  
\$800,000 IN NEW  
SALES  
\$44,800 IN NEW TAX  
REVENUE





108 Congress

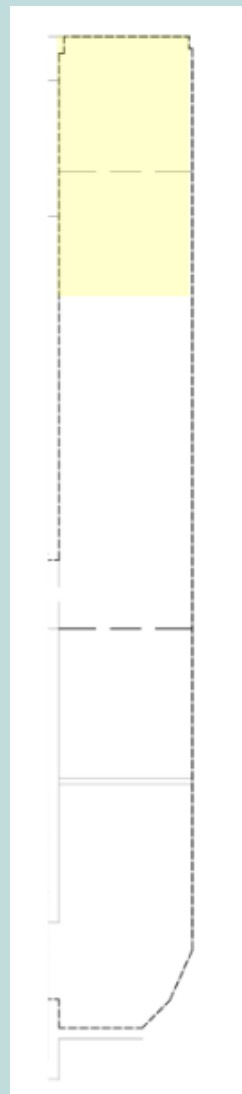
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Local Record Store

/

400 sq ft

## RETAIL - NAME TBD



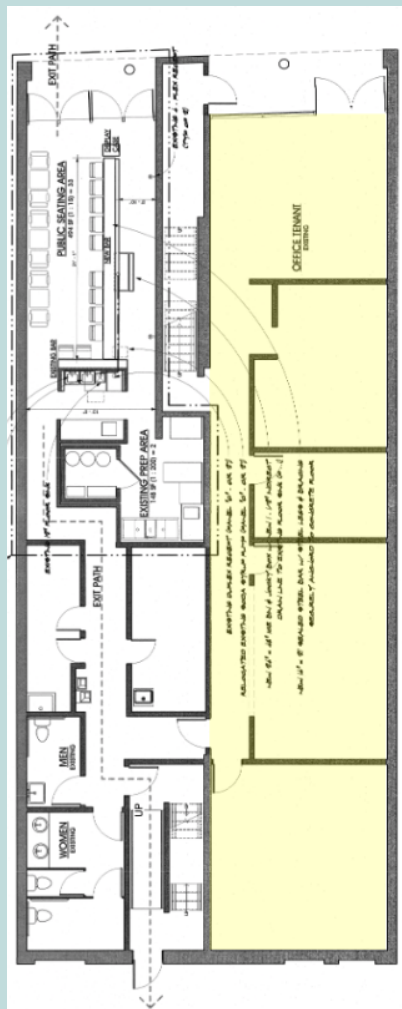
4 NEW JOBS  
\$90,000 IN NEW  
SALES  
\$5,040 IN NEW TAX  
REVENUE





# 118/120 E Congress

Batch Expansion - 5000 sq ft of new retail and bar space



10 NEW JOBS  
\$1,700,000 IN NEW  
SALES  
\$95,000 IN NEW TAX  
REVENUE



# 128 E Congress

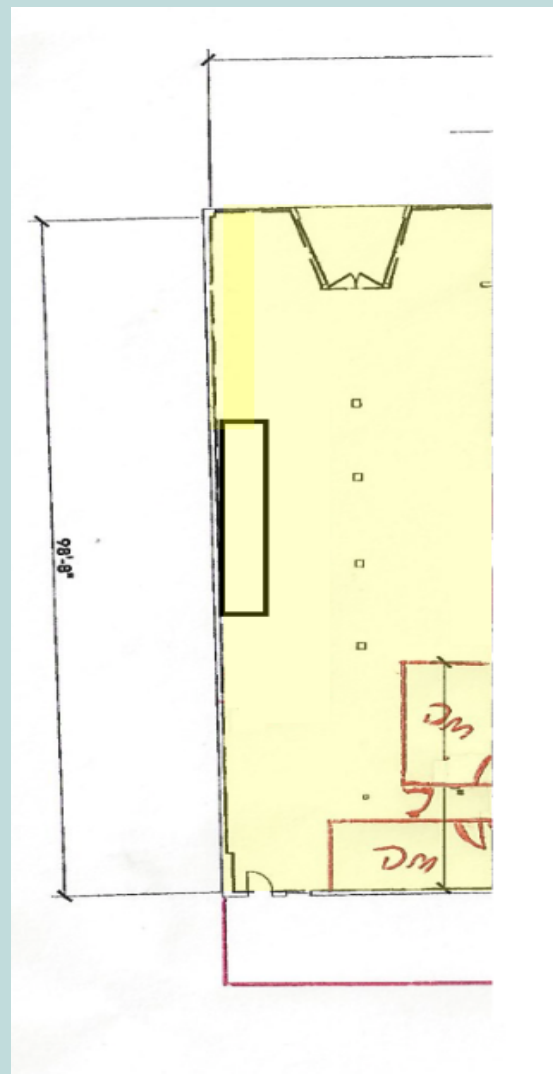
Formerly Gus Taylor





128 E Congress / Salón Congress / 3500 sq ft

## EVENT SPACE - FULL BAR



4 NEW JOBS  
\$1,75000,000 IN NEW  
SALES  
\$98,000 IN NEW TAX  
REVENUE





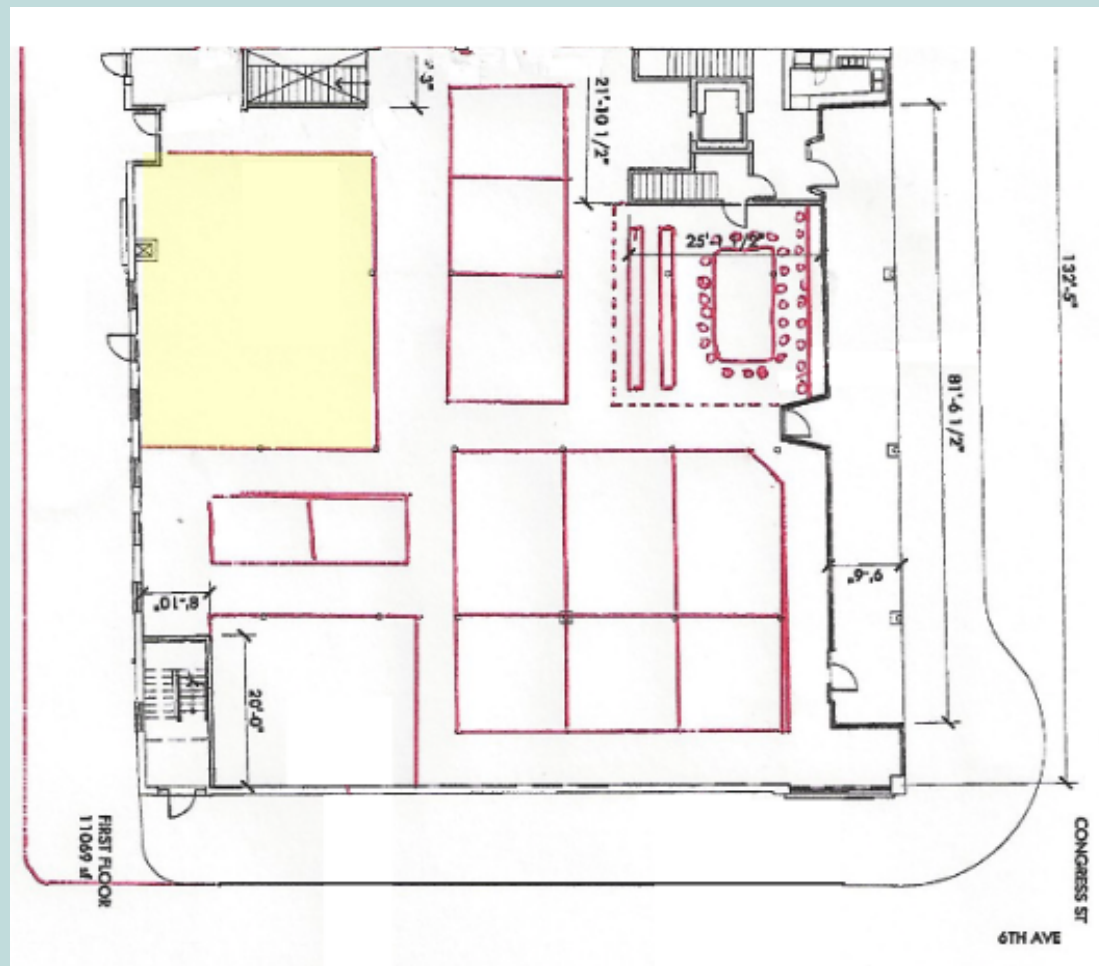
# 130 E Congress

## Chicago Store Building



# 130 Congress / Heritage Brasserie / 1500 sq ft

30 SEATS - CLASSIC AMERICAN OFFERINGS - UPSCALE BAR

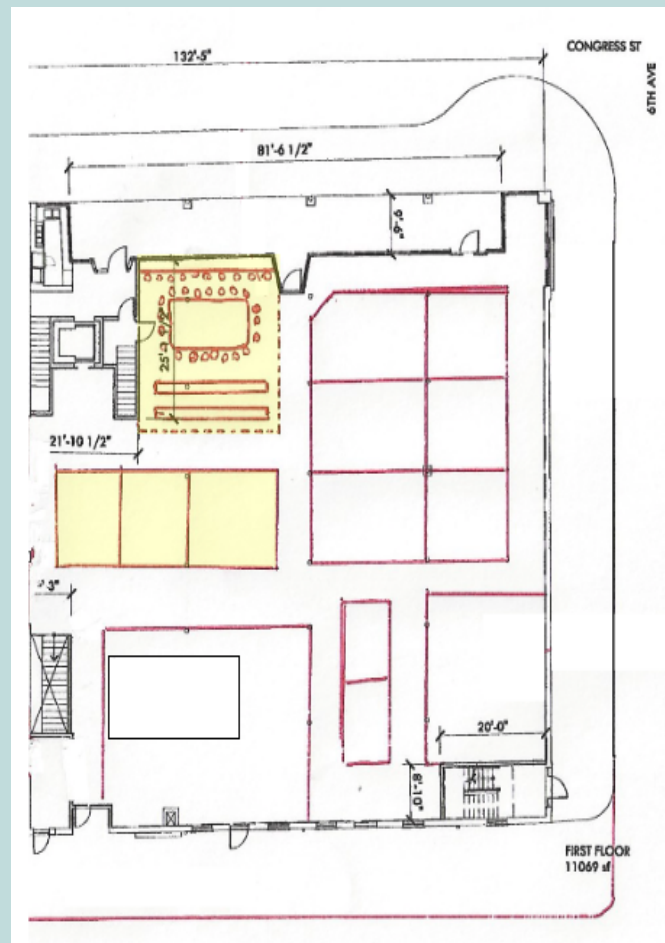
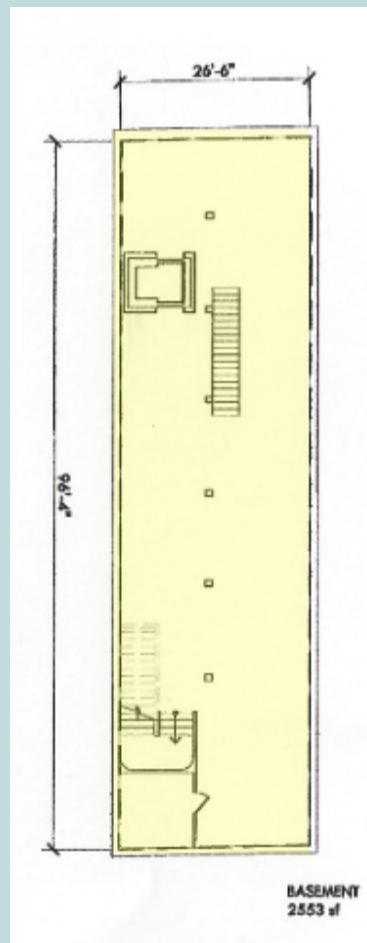


10 NEW JOBS  
\$750,000 IN NEW  
SALES  
\$42,000 IN NEW  
TAX REVENUE



# 130 Congress / Bookman's Bar and Cafe/ 4000 sq ft

## BOOKSTORE - DOWNSTAIRS BAR - CAFE



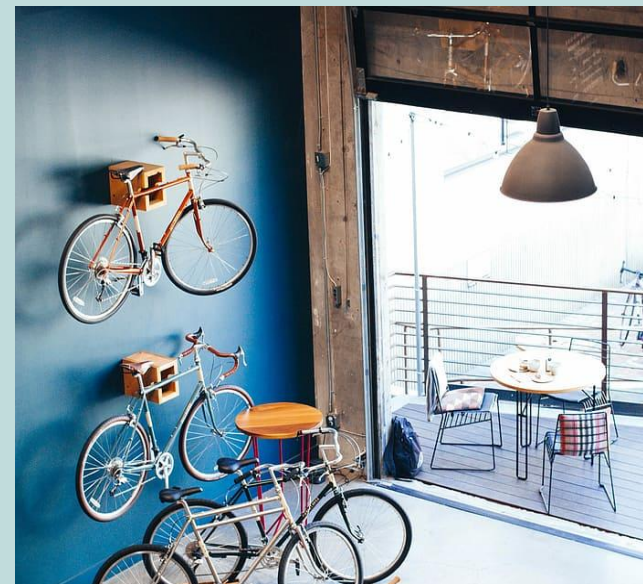
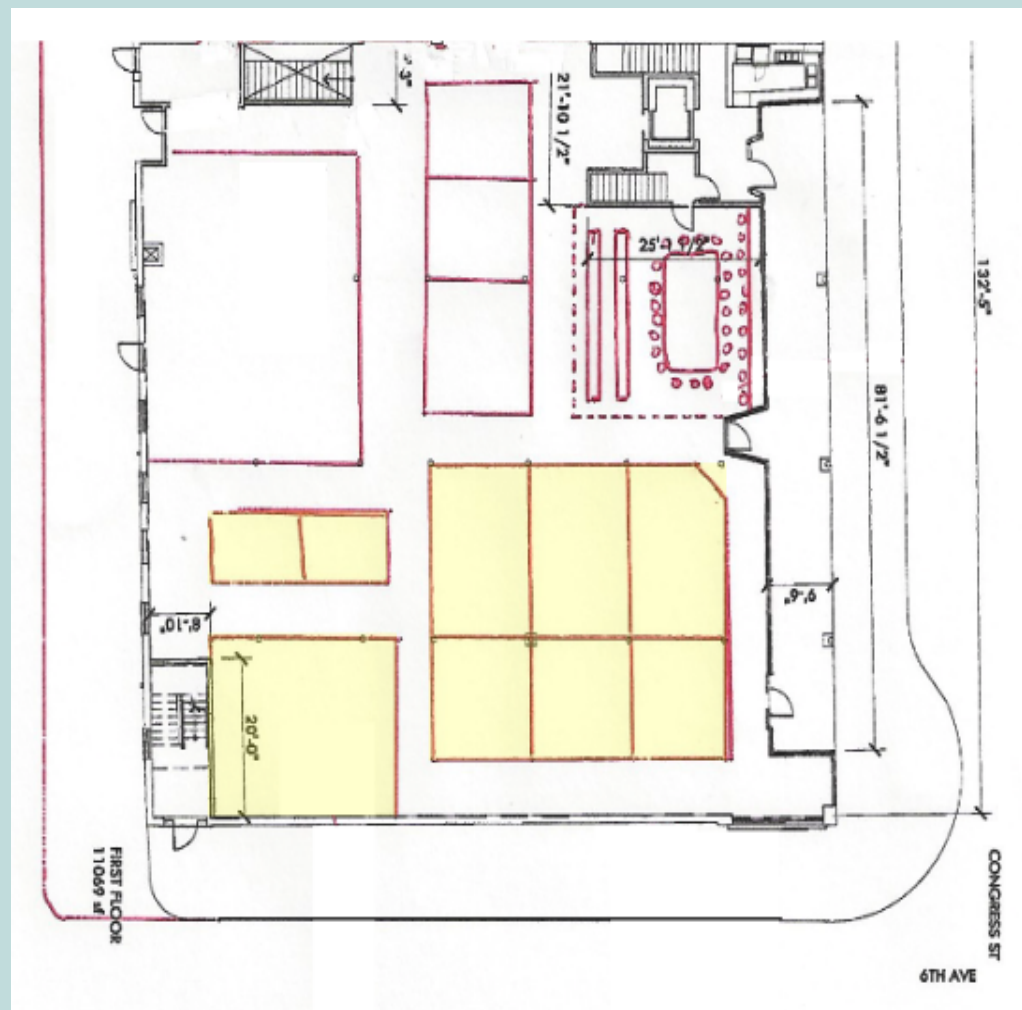
8 NEW JOBS  
\$2,000,000 IN NEW  
SALES  
\$112,000 IN NEW  
TAX REVENUE





130 Congress / Small local retailers (approx. 1500 sq ft each) / 3500 sq ft

## MARKET STYLE RETAIL SPACE



**\$787,500 IN NEW SALES**  
**\$44,100 IN NEW TAX REVENUE**

# Congress St Construction and Tenant Improvement Budget

TENANT NAME	ADDRESS	SQ. FT.	ACTUAL	ASK	NEW JOBS
Honeycomb	98 E Congress	600	\$ 398,726.67	\$ 150,000.00	8
Forage Pantry	98 E Congress	1400	\$ 663,695.56	\$ 150,000.00	15
Plant Girl	100 E Congress 1	400	\$ 152,064.44	\$ 40,000.00	4
Lyric Bar	100 E Congress 2	1600	\$ 558,257.77	\$ 150,000.00	10
Record Store	108 E Congress	400	\$ 120,904.44	\$ 40,000.00	4
Batch Expansion	118 E Congress	5000	\$ -	\$ -	
Salón Congress	128 E Congress	3500	\$ 466,593.60	\$ 100,000.00	4
Restaurant Brasserie	130 E Congress	1500	\$ 452,339.20	\$ 150,000.00	10
Bookman's Store and	130 E Congress	4000	\$ 579,678.40	\$ 150,000.00	8
Chicago Retail	130 E Congress	3500	\$ 328,508.80	\$ 75,000.00	unknown
	<b>TOTAL:</b>	21900	\$ 3,720,768.88	\$ 1,005,000.00	63



# Revenue and Tax Revenue

USE	Rev/Sq Ft	Sq Ft	Estimated State Sales Tax Rev	Estimated Rio Nuevo Tax Revenue	Estimated Business Revenue
Retail	\$12.60	6700	\$84,420.00	\$42,210.00	\$1,507,500.00
Rest w/Bar	\$28.00	21000	\$588,000.00	\$294,000.00	\$10,500,000.00
Bar	\$28.00		\$0.00	\$0.00	\$0.00
Rest w/o Bar	\$22.40		\$0.00	\$0.00	\$0.00
Office			\$0.00	\$0.00	\$0.00
Parking	\$0.09		\$0.00	\$0.00	\$0.00
Hotel			\$0.00	\$0.00	\$0.00
TOTAL:		27700	\$672,420.00	\$672,420.00	\$12,007,500.00



**NORTH ELEVATION** ③  
1/8" = 1'-0"



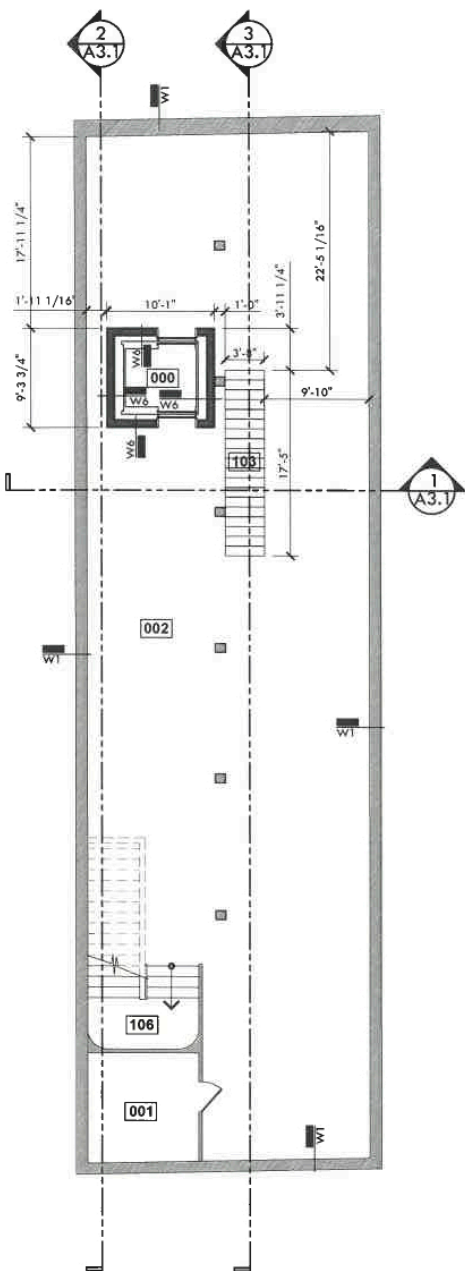
**EAST ELEVATION** ②  
1/8" = 1'-0"



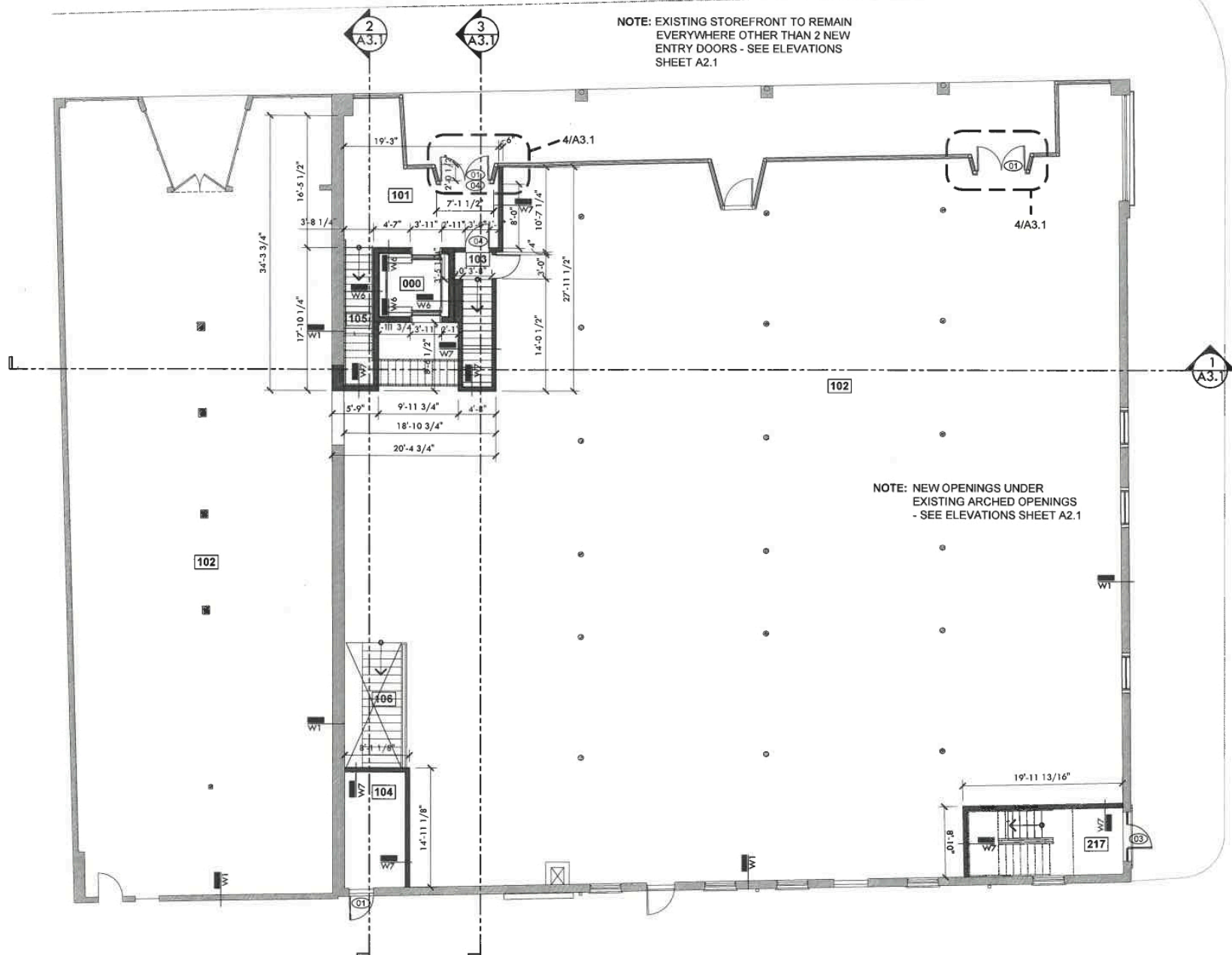
## FACADE KEYNOTES

- ① RECESSED STEEL DOORS IN ALCOVE  
SHIFTED AWAY FROM SIDEWALK
- ② NEW STEEL WINDOWS, FIXED
- ③ EXISTING SEALED OPENING TO BE  
RE-OPENED AND GLAZED WITH NEW  
STEEL FIXED WINDOWS. SINGLE HUNG  
WROUGHT IRON GRILL AT FIRST FLOOR,  
SOUTH ELEVATION
- ④ NEW STEEL DOOR IN EXISTING RECESS
- ⑤ NEW STEEL WINDOW & DOOR IN  
EXISTING OPENING





**BASEMENT  
FLOOR PLAN** ①  
1/8" = 1'-0"



**GROUND  
FLOOR PLAN** ②  
1/8" = 1'-0"

## ROOM KEY

- 000 ELEVATOR
- 001 STORAGE
- 002 BASEMENT LEASABLE SPACE
- 101 LOBBY
- 102 GROUND FLOOR LEASABLE SPACE
- 103 BASEMENT EXIT CORRIDOR
- 104 ELECTRICAL ROOM
- 105 EXIT STAIR
- 106 BASEMENT EXIT STAIR
- 200 SMALL MEETING ROOM
- 201 BOARD ROOM
- 202 LARGE MEETING ROOM
- 203 EXECUTIVE OFFICE
- 204 OPEN OFFICE SPACE
- 205 SEMI-PRIVATE OFFICE
- 206 SALON
- 207 WOMEN'S RESTROOM
- 208 UTILITY CLOSET
- 209 MEN'S RESTROOM
- 210 GYM
- 211 SHOWER 1
- 212 SHOWER 2
- 213 PRIVATE OFFICE
- 214 GOLF
- 215 ELECTRIC/TELECOMMUNICATIONS
- 216 LOUNGE
- 217 EXIT STAIR

## WALL TYPES

- W1 EXISTING EXT. MASONRY WALL  
PATCH AND REPAIR PLASTER / BRICK  
SMOOTH TEXTURE FINISH  
PAINT PER OWNER / TENANT SELECTION  
\*\*ANY IN-FILL TO BE LIKE MATERIAL  
MATCH FINISH
  - W6 NEW 2 HR FRAME WALL - ELEVATOR SHAFT  
6" 18 GA. METAL STUDS, 16" O.C.  
2 LAYERS TYPE 'X' GYP BD EA SIDE  
TYPE 'X' WATER RESISTANT GYP BOARD AT WET LOCATIONS - TYP.  
REFER TO UL DESIGN U419  
FULL BATT INSULATION  
SMOOTH TEXTURE FINISH  
PAINT PER OWNER / TENANT SELECTION  
SEE STRUCTURAL  
COORDINATE WITH ELEVATOR MANUFACTURER DRAWINGS
  - W7 NEW 1 HR FRAME WALL  
6" 18 GA. METAL STUDS, 16" O.C.  
1 LAYER TYPE 'X' GYP BD EA SIDE  
REFER TO UL DESIGN U419  
FULL BATT INSULATION  
SMOOTH TEXTURE FINISH  
PAINT PER OWNER / TENANT SELECTION  
TO BOT. OF CEILING
- note: ALL WALL FINISHES / PAINT COLORS / ETC. TO BE APPROVED BY OWNER / SELECTED BY TENANT

## FLOORING NOTES

- 01 (E) WOOD FLOORING THROUGHOUT TO REMAIN - 1ST FLOOR
- 02 PATCH / REPAIR (E) CONCRETE FLOOR AS REQUIRED, BRUSHED FINISH TO MATCH EXISTING - BASEMENT

## DOOR NOTES

- FIELD VERIFY ALL DIMENSIONS
- REPAIR / REPLACE DOORWAYS AS REQUIRED TO MAKE OPERATIONAL
- MATCH ALUMINUM STORE FRONT ALONG NORTH FACADE AND REUSE EXISTING WHEN POSSIBLE

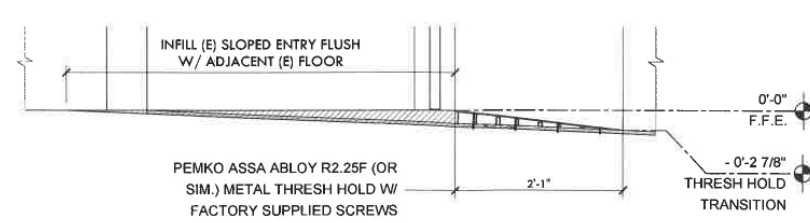
## DOOR HARDWARE NOTES

- 01 SECURITY, KEYED ENTRY
- 02 PRIVACY, THUMB TURN INSIDE
- 03 SECURITY, ELECTRONIC FOB ENTRY
- 04 EGRESS WITH PANIC HARDWARE

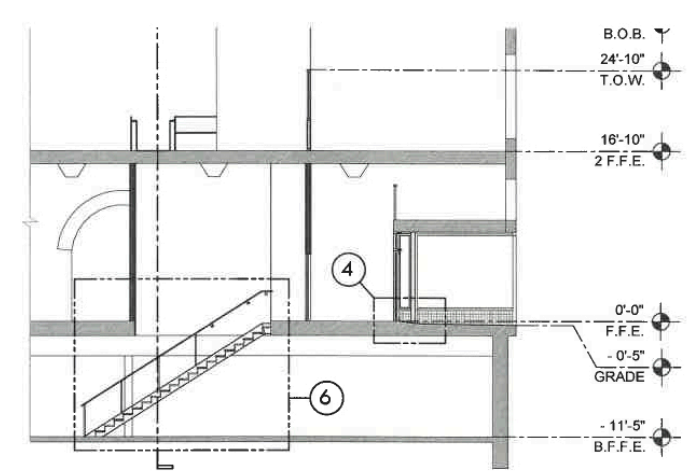
2019.11.20  
 128 & 130 EAST

APPROVED BY OWNER  
FIELD VERIFY ALL DIMENSIONS  
REPAIR / REPLACE DOORWAYS AS  
REQUIRED TO MAKE OPERATIONAL

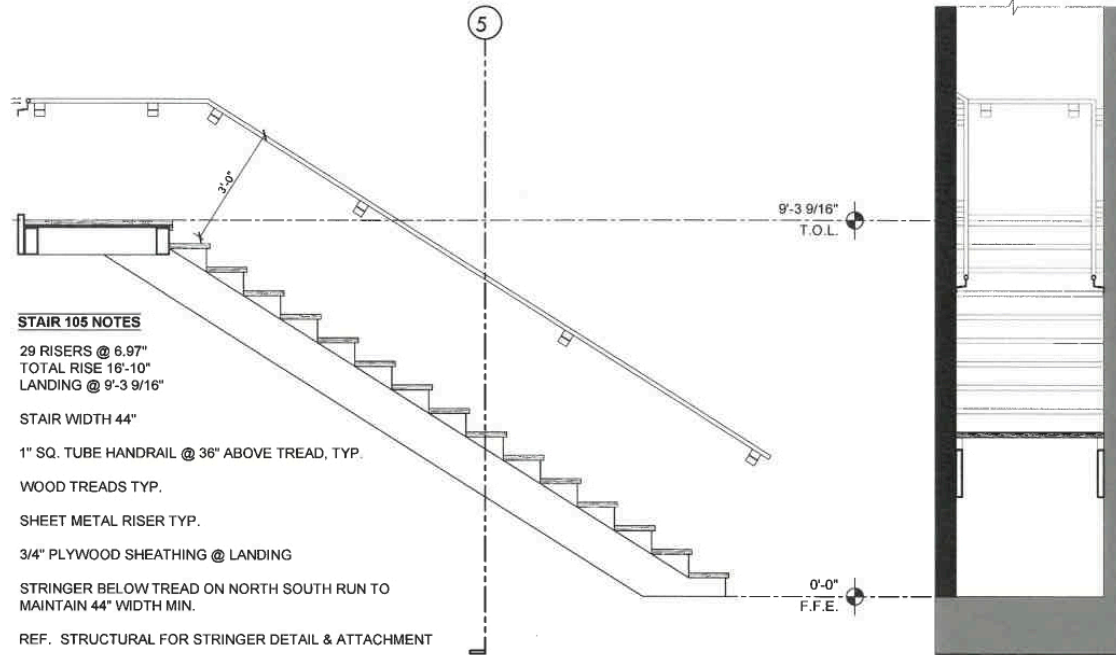
EXISTING WALL / STRUCTURE  
NEW WALLS



**PREFAB METAL THRESHOLD  
DETAIL SECTION** ④  
1" = 1'-0"



**BUILDING SECTION** ③  
1/8" = 1'-0"



**STAIR 105 NOTES**

29 RISERS @ 6.97"  
TOTAL RISE 16'-10"  
LANDING @ 9'-3 9/16"

STAIR WIDTH 44"

1" SQ. TUBE HANDRAIL @ 36" ABOVE TREAD, TYP.

WOOD TREADS TYP.

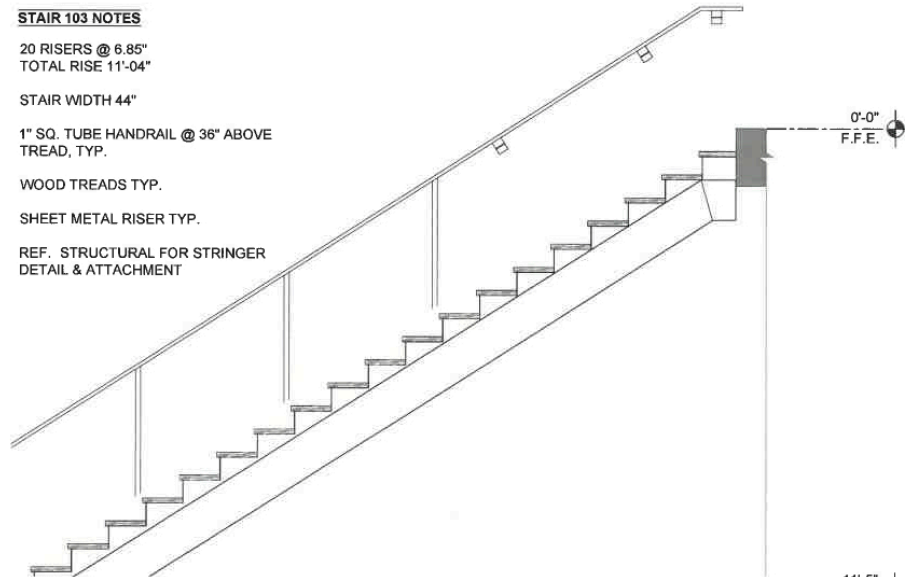
SHEET METAL RISER TYP.

3/4" PLYWOOD SHEATHING @ LANDING

STRINGER BELOW TREAD ON NORTH SOUTH RUN TO MAINTAIN 44" WIDTH MIN.

REF. STRUCTURAL FOR STRINGER DETAIL & ATTACHMENT

**STAIR 105 SECTIONS** ⑤  
1/2" = 1'-0"



**STAIR 103 NOTES**

20 RISERS @ 6.85"  
TOTAL RISE 11'-04"

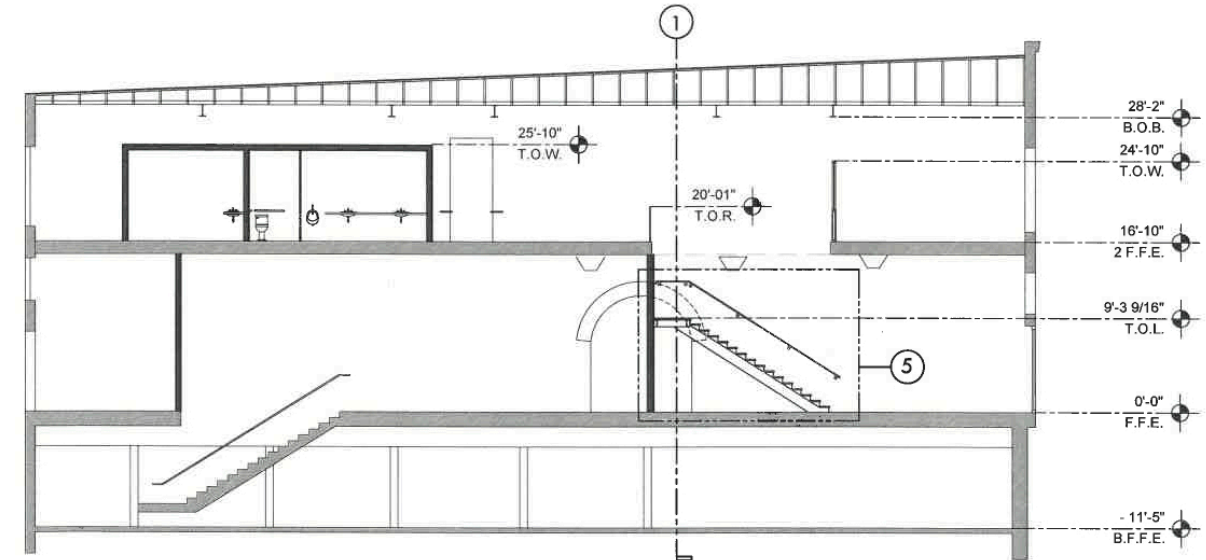
STAIR WIDTH 44"

1" SQ. TUBE HANDRAIL @ 36" ABOVE TREAD, TYP.

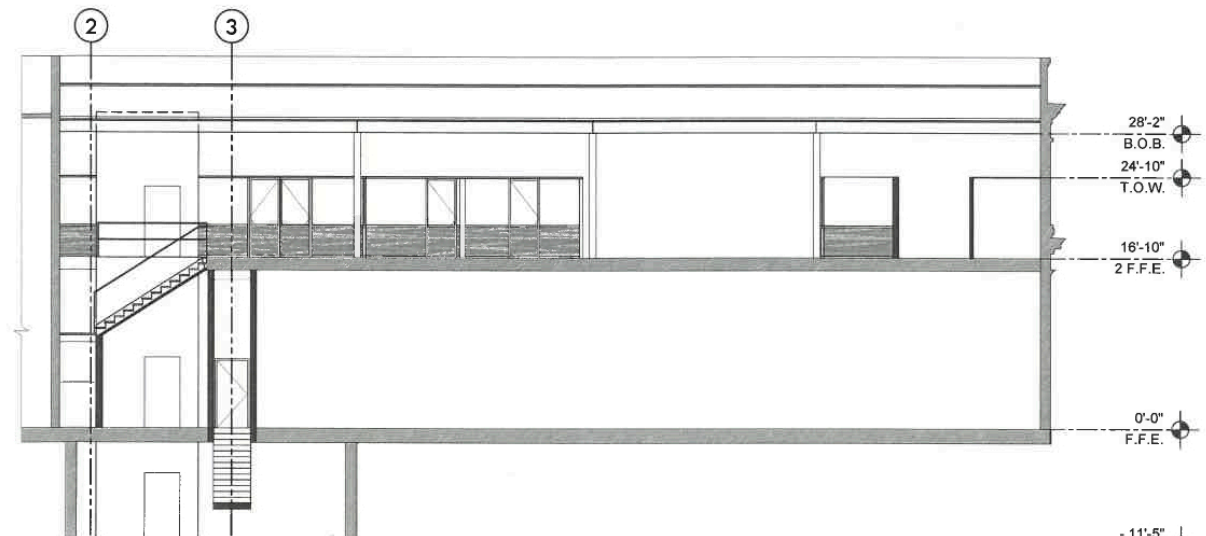
WOOD TREADS TYP.

SHEET METAL RISER TYP.

REF. STRUCTURAL FOR STRINGER DETAIL & ATTACHMENT



**BUILDING SECTION** ②  
1/8" = 1'-0"



2019.11.20  
**128 & 130 EAST**