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REAL ESTATE DEVELOPMENT

MADISON MILWAUKEE MIAMI PHOENIX

**THE PROFESSIONAL BUILDING
ZONING NARRATIVE
PROPOSED OFFICE BUILDING
1036 W. JUNEAU AVE.**

The proposed project entails new construction on the corner of West Juneau Avenue and North 11th Street. The 5 story (Roof Height 72') building will be comprised of 60,000sf of office space on the 2nd through 5th floors with a 3,000sf lobby /common space amenities and 14,000sf of parking on the 1st floor and 17,000sf of below grade parking. Total provided parking will be 88 stalls with 4 ADA compliant spaces with access from both Juneau Ave. and 11th Street.

The Professional Center will sit directly on the street edge to maintain the urban streetscape throughout the Brewery DIZ with two curb cuts on Juneau and eleventh for vehicular and service access. Materials will include a majority of brick with galvanized corrugated panels, aluminum storefront type glazing, and precast accents and caps. The first floor storefront system will include Low-E vision glass. Pedestrian circulation will be reinforced by maintaining connections with the street, Zilber Park, and Brewhouse courtyard.

The submitted project is designed to comply fully with the requirements of the Brewery DIZ without variance or special use. Building signage is not yet designed and will be submitted to zoning staff and HPC for approval at a later date.