

# - rfp -

(but in the lowercase, informal sort of way)

## **[scenario]**

the conversion of a 6000 sf butler building into a 2000 sf storefront office space + 4 thin, sideyard-fed residential/ flex spaces. residential occupancy, for rent like an apartment, but structured like a NNN commercial lease.

raw space with HVAC, concrete floors, new demising walls, new wiring, new roof, blown open walls to the east + west and 16' ceilings. access to a common bathroom + plumbing to be run wherever for a new one/ kitchen/ etc. the rest of the design is yours. anything that meets code is fair game.

5 year lease + an extension option. 1% fixed annual rent increase. 3 months free rent to get started. \$10,000 toward the build-out. your ideas + all kinds of freedom to make them happen.

## **[proposals]**

send us your version of a great idea. proposal submissions should be delivered by friday, february 27 at 5pm.

## **[timing]**

rustic, habitable (rent free) space + construction to begin september 2009.

## **[submissions]**

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## **[information]**

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(images + pro forma + floor plans)

files. [www.tenpod.org/drjim/dwgfiles.zip](http://www.tenpod.org/drjim/dwgfiles.zip)