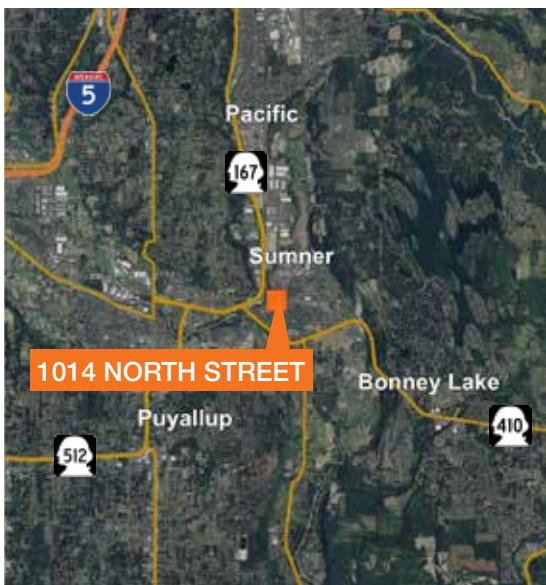




For Sale



6,248 SF total

.....
Sale price: \$799,000
.....

Fully leased investment sale
.....

Lease in place at \$5,000 per month, plus NNN
through October 31, 2021
.....

Currently available
.....

kiddermathews.com

Contact

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.....

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206.248.6540
cwarren@kiddermathews.com
.....

1014 North Street, Suite 100

Lower Floorplan

NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS - EXISTING TO REMAIN.
3. ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE FRAMING DRAWINGS FOR ALL HEADERS AND BEAM REQUIREMENTS.
5. INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS. SEE SCHEDULE THIS SHEET.
6. REFER TO SITE PLAN FOR SPECIFIC SIDEWALK AND PARKING CONFIGURATION. SITE PLAN CONFIGURATION TAKES PRECEDENCE OVER THIS DRAWING.
7. DRAWINGS SHALL NOT BE SCALED FOR LAYOUT OF MATERIALS. USE WRITTEN DIMENSIONS, O.C. TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OR FIELD ENGINEER BEFORE PROCEEDING TO CONSTRUCTION.
8. PROVIDE SIGN ON OR ADJACENT TO DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON CONTRASTING BACKGROUND. PER IBC SECTION 1008.4.1.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED PER DEMO PERMIT-SEPARATE PERMIT
- NEW INTERIOR WALL, NON RATED 2 X 4 STUDS AT 16" O.C. WITH MIF 0711 BOI EACH SIDE UNLESS OTHERWISE NOTED.

INSULATION SCHEDULE

- EXISTING TO REMAIN:
- Energy Regulations: 2024 ILL. STATE ENERGY CODE
- WALLS: NLI KEYPAGE BATTIS FACE STABLE TO INTERIOR STUD FACE AS VAPOR RETARDER
- ROOF: NLI POLY FACED BATTIS MAINTAIN UNIFORM DENSITY AND PRESCRIBED R-VALUES - FOL TAPE SEAMS AS VAPOR RETARDER
- CEILING/FLOOR: N/A
- GLAZ PERIMETER: EXISTING TO REMAIN
- GLAZING: UNGLAZED
- DOORS: U-VALUE 0.75

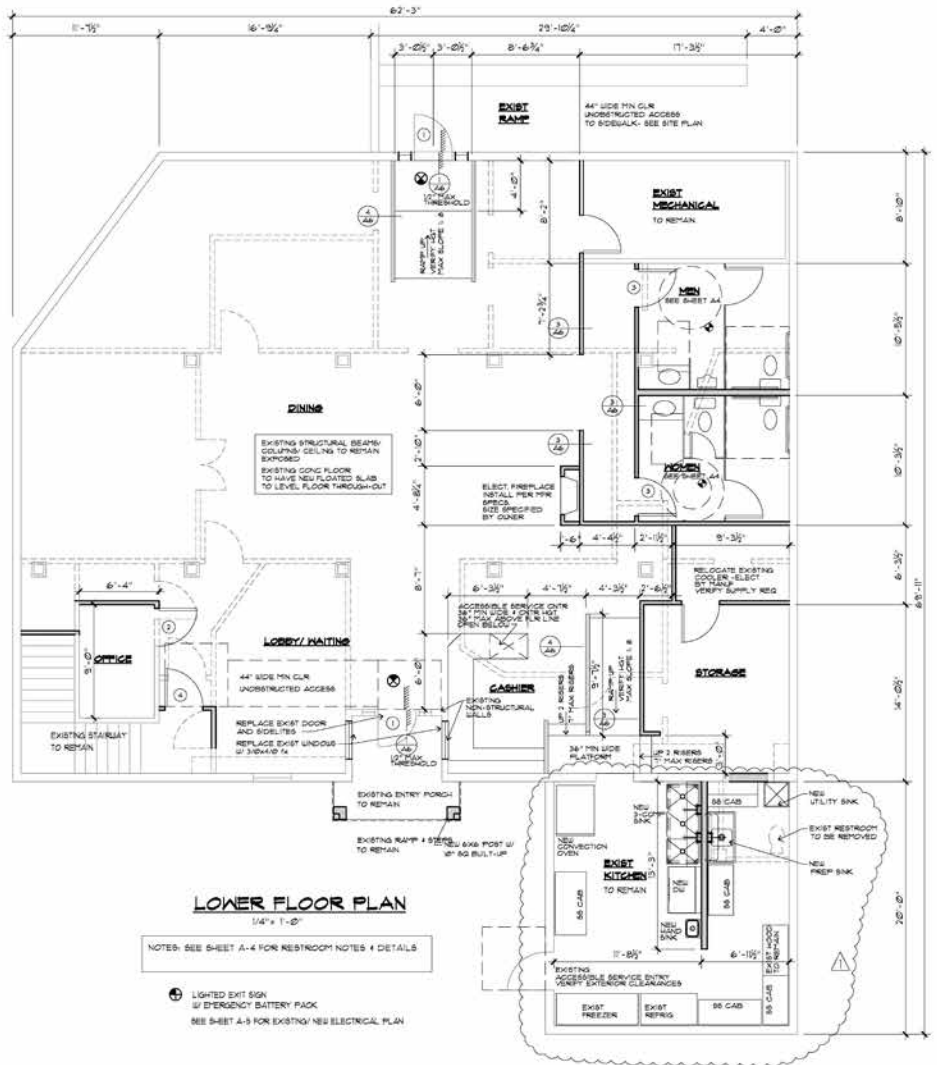
PLUMBING FIXTURE COUNT

- REQUIRED FIXTURES PER IBC TABLE 2100.1
- 804 SFT / 38 SF / OGG + 3x3
- 84.5 / 2 + 2x2 REQUIRED FIXTURES: 2 UCJ / LAV-MALE, 2 UCJ / LAV-FEMALE
- PROVIDED: 1 UCJ / LAV-MALE, 1 UCJ / LAV-FEMALE, 2 UCJ / LAV-FEMALE

OCCUPANCY LOAD CALCS:

PER 2024 IBC TABLE 1024.1

FLOOR	AREA	LOAD	TOTAL
LOWER FLOOR			
LOBBY	148 SF @ 1.0 / sq ft	+ 148	
DINING	412 SF @ 1.0 / sq ft	+ 412	
DINING	81 SF @ 1.0 / sq ft	+ 81	
KITCHEN	361 SF @ 1.0 / sq ft	+ 361	
OFFICE	54 SF @ 1.0 / sq ft	+ 54	
STORAGE/MECHANICAL	354 SF @ 1.0 / sq ft	+ 354	
ACCESORY	RESTROOMS/ WALK AISLES	+ 2075	
TOTAL			+ 5884
MAIN FLOOR			
OFFICE	123 SF @ 1.0 / sq ft	+ 123	
EMPLOYEE	55 SF @ 1.0 / sq ft	+ 55	
STORAGE/MECHANICAL	471 SF @ 1.0 / sq ft	+ 471	
ACCESORY	RESTROOMS/ WALK AISLES	+ 2075	
TOTAL			+ 10724
BUILDING TOTAL			+ 16608



07/18/2021 PLAN REVIEW COMMENTS

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Main Floorplan

NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS - EXISTING TO REMAIN
3. ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE FRAMING DRAWINGS FOR ALL HEADER AND BEAM REQUIREMENTS.
5. INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS. SEE SCHEDULE THIS SHEET.
6. REFER TO SITE PLAN FOR SPECIFIC SIDEWALK AND PARKING CONFIGURATION. SITE PLAN CONFIGURATION TAKES PRECEDENCE OVER THIS DRAWING.
7. DRAWINGS SHALL NOT BE SCALED FOR LAYOUT OF MATERIALS. USE WRITTEN DIMENSIONS, G.C. TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OR FIELD ENGINEER BEFORE PROCEEDING TO CONSTRUCTION.
8. PROVIDE SIGN ON OR ADJACENT TO DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON CONTRASTING BACKGROUND. PER IBC SECTION 408.9.3.

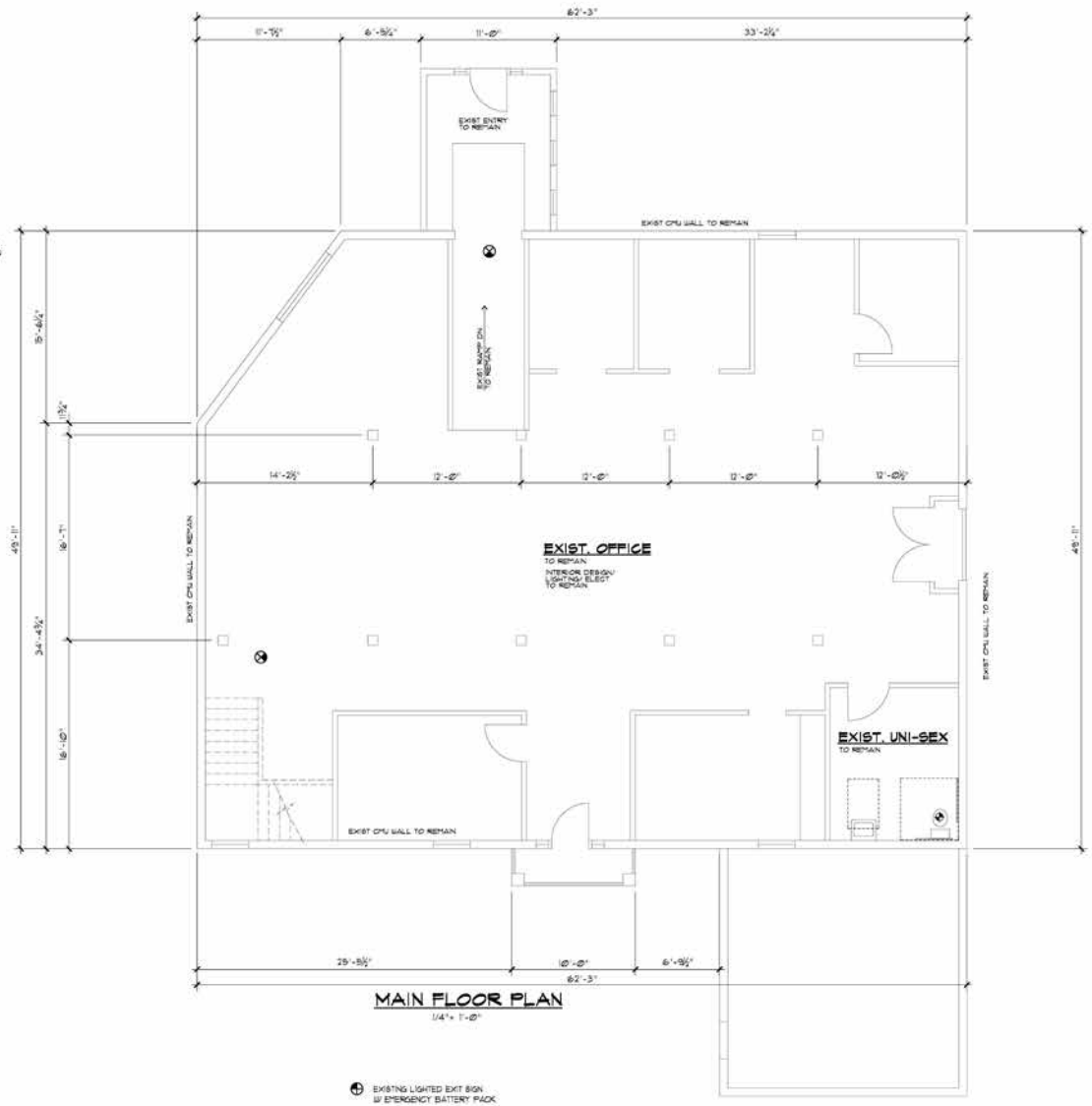
WALL LEGEND

- EXISTING WALL TO REMAIN
- - - - EXISTING WALL TO BE REMOVED PER DEMO PERMIT - SEPARATE PERMIT
- NEW INTERIOR WALLS - NON RATED 2 X 4 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE UNLESS OTHERWISE NOTED.

INSULATION SCHEDULE

EXISTING TO REMAIN:

Energy Regulations	2024 IA STATE ENERGY CODE
WALLS	R-11 INSULATED FACE BATTLS FACE STAPLE TO INTERIOR STUD FACE AS VAPOR RETARDER
ROOF	R-30 FOIL FACED BATTLS - MANTAIN UNIFORM DENSITY AND PRESERVE R-VALUES * FOIL TAPE SEALS AS VAPOR RETARDER
CEILING/FLOOR	N/A
SLAB PERIMETER	EXISTING TO REMAIN
GLAZING	UN-RATED
DOORS	U-VALUE @75 U-VALUE @90



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