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Mesa Grande Center Bldg. # 8
1855 S. Stapley Dr.
Mesa, Az.

Project Narrative

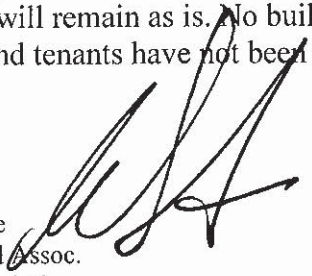
DSW Commercial Real Estate is proposing a renovation of the vacant Old County Buffett building located in Mesa Grand Center. It is envisioned that the building would be a multi-tenant building with 3-4 suites. The subject building is located adjacent to one of the main entrances in the Mesa Grand Shopping Center. The owner is proposing to add a drive thru lane to serve the end cap tenant of the building adjacent to the entry drive. The attached DRB submittal and P & Z submittal illustrates these items in more detail.

Because this is an existing building, many of the architectural features are already in place. The renovation will serve to both enhance and update the architecture in a pleasing and contemporary method while continuing to respect the architectural integrity of the existing adjacent shopping center. To enhance the building further DSW Commercial will be adding more storefront glass at the entrances. The addition of covered entries and metal canopy areas for outdoor seating will serve to give the building enhanced site lines. Additionally a fully updated color pallet and enhanced landscaping will bring a significant amount of extra curb appeal to the building.

The plan envisions adding a drive thru window extension to the building to serve the end cap tenant.

The parking area has been modified to allow for the drive thru lane access and the trash enclosure is proposed to be relocated and screened. We have not included cut sheets of the lighting fixtures as this is an existing building and the exterior fixtures are already in place and will remain as is. No building signage is included because this is a spec retail building and tenants have not been obtained so signage is not available.

Regards



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