



### **Project Intent**

The proposed project involves the construction of a single-story building approximately 10,500 SF designed for S1 use. While there are currently no leased spaces, the building will expand the owner's portfolio of leasable properties of this use, meeting high demand in the area. Local alder person approval has been secured as per the submitted UDC application.

### **Construction Methods and Materials**

The building will feature wood frame construction with clear-span trusses, offering flexibility in interior layout. The design incorporates varied materials along the façade to create visual interest. The building is designed to accommodate up to three tenant spaces, with distinct architectural features at each main entry. The exterior will be composed of EIFS, masonry, metal panels, and storefront glazing. Awnings will be added above each entrance, contributing to the building's aesthetic while complementing the surrounding structures on Tradewinds Parkway.

### **Schedule**

KSW Construction, in partnership with the property owner, plans to begin construction immediately following final approvals. Initial leasing inquiries have been very positive, indicating strong market interest.

### **Site**

The property is ideally located with easy access to major roadways. The site's Civil plans ensure seamless entry and exit via Tradewinds Parkway. The project provides ample parking to accommodate its anticipated use, and the building's exterior will feature a continuous sidewalk, ensuring convenient access to all entry points, including those at the rear.

Tradewinds UDC Submission  
5152 Tradewinds Parkway

