

LATROBE CONDOMINIUMS

WORKspace

Micro Flex Condominiums – Space that Works

Incubator Spaces for Innovation,
Ownership & Growth



What is a Commercial Condominium?



Ownership

Allows businesses to own their workspace within a larger building

Shared ownership of common areas

Less expensive than freestanding buildings

Build Equity

Fixed Overhead Costs

Tax Advantages

Professionally Managed

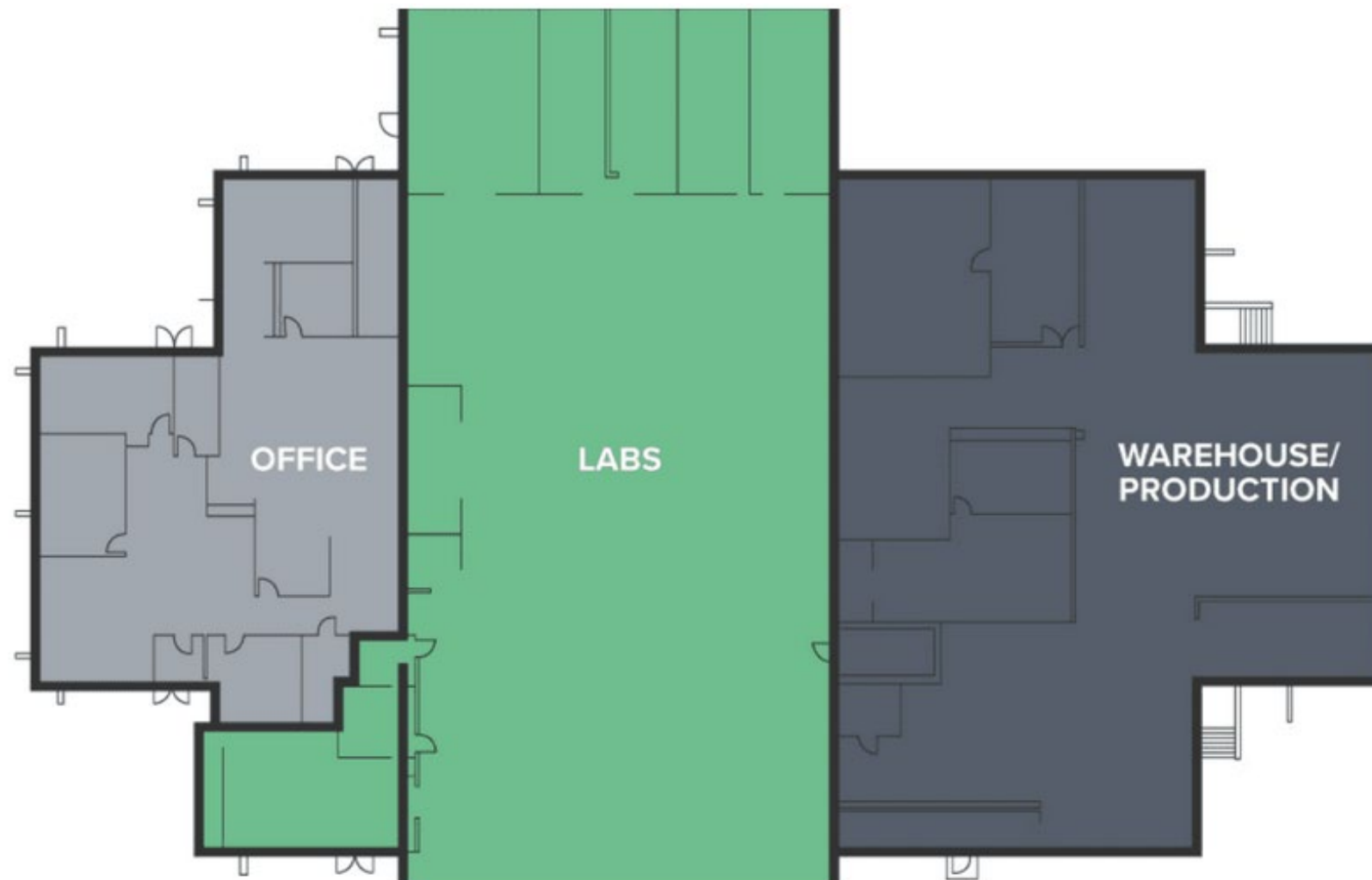
Owners' Association manages and maintains common elements

Board is made up of owners

Ensures property maintenance & security

Protects property values and fosters pride

What is a Flex Space?



Versatile Commercial Real Estate

Small

Flexible Design – Moveable Walls, Partitions

Mix Office, Warehouse, and/or Manufacturing

Reconfigure as Needs Change

Economic Benefits

Encourages Local Entrepreneurship

Supports Growth of Small Businesses

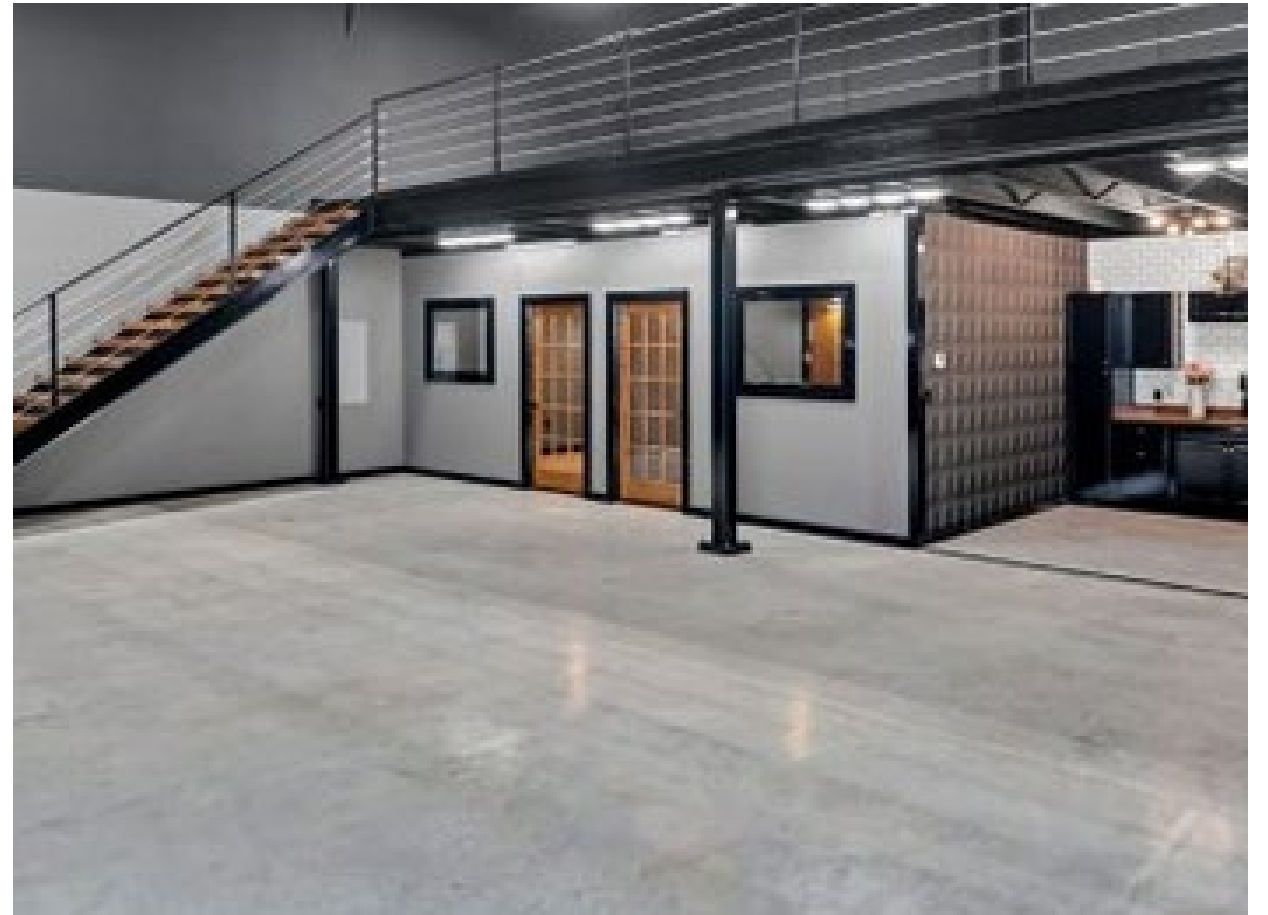
Greater Community Prosperity and Improved Public Resources

Business and Property Tax Revenue

“

**A well done is
better than well
said**

— Benjamin Franklin



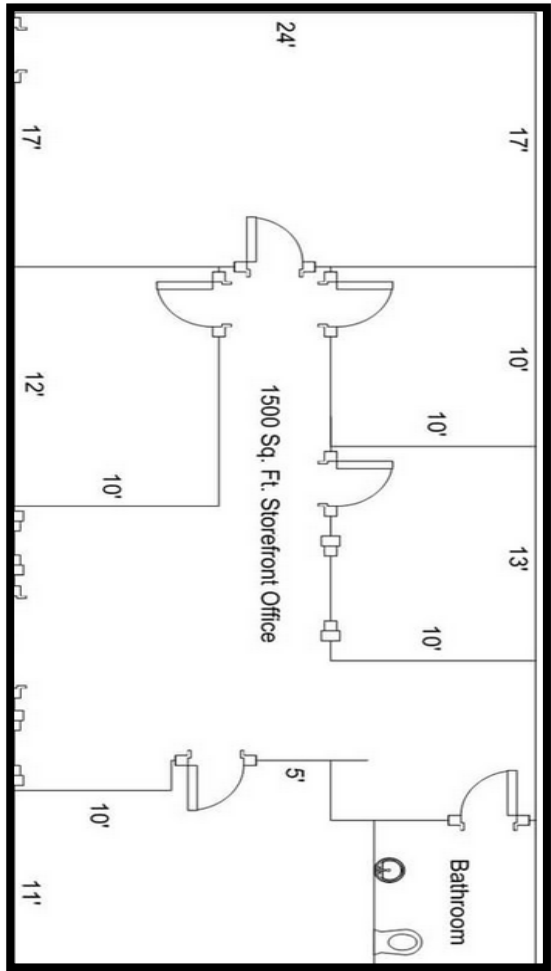
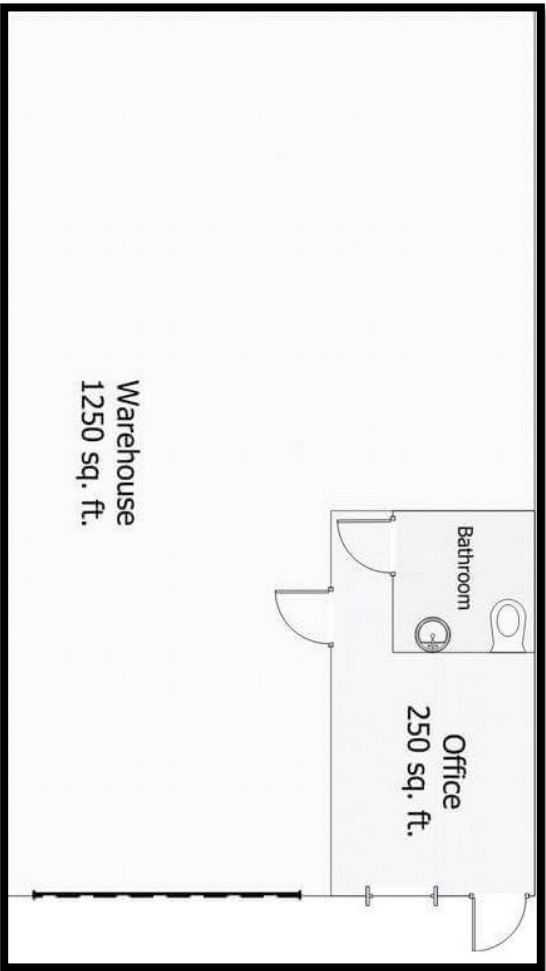
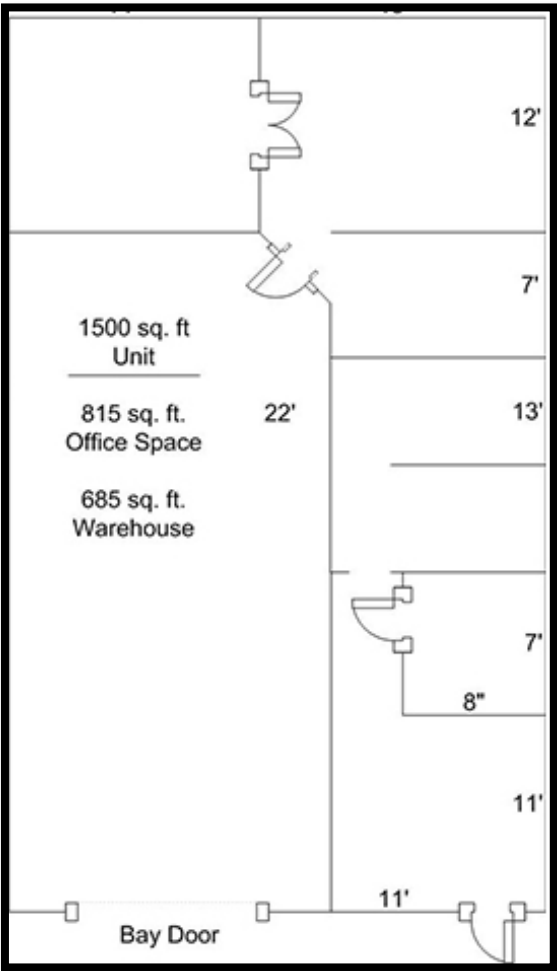
Commercial Condo Example One

Large industrial warehouse buildings subdivided into 1,680 – 11,970 square feet.

Occupant entrance and foll up door on same side of building.

Adaptable space to meet owner individual needs.

Name	Harmon Industrial Condos
Location	Fort Worth Texas



Commercial Condo Example Two

All units are 1,500 square feet and include occupant entrance and roll up doors on the same side of the building.

Three floor plans offer varied layouts and ratios of office to warehouse space.

Name	Hunt Industrial Park
Location	Florida



Commercial Condo Example Three

Consists of two 20,000 square foot concrete tilt up buildings divided into four (4) flex condos.

Condo division occurred after original construction.

Occupant entries at front of building with roll up doors at rear.

Address	4919 Windplay Drive, El Dorado Hills
Occupants	Business Management Consultant Gymnastic Studio



Commercial Condo Example Four

Consists of approximately seven (7) two story flex condos.

Business storefronts at the front of the building and owner access and roll up doors at the rear.

Address	4970 Windplay Drive, El Dorado Hills
Occupants	Media Company Horse Expo Administrative Support Corporate Housing Agency



Address	Golden Foothill Parkway @ Sandstone Drive, El Dorado Hills
Occupants	Flooring Store Bicycle Store Party Rentals Leather Manufacturer Solar Energy Equipment Supplier Insurance Agent Computer Hardware Manufacturer Software Company Elevator Service Company Design Studio

Commercial Condo Example Five

A cluster of about ½ dozen buildings with business storefronts at the front of the building and owner access and roll up doors at the rear.



Commercial Condo Example Six

Currently available – Advertised Flex Condo

Business storefront at front of building, roll up doors at rear.

Address	4970 Robert J Mathews Drive, El Dorado Hills
Occupants	Gym Automotive Tint & Decal Massage



Latrobe Condominiums

Commercial Condominium / Flex Space

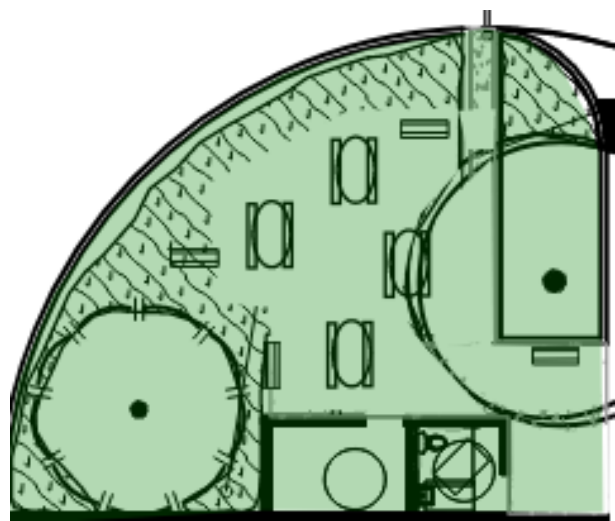
- Incubator space designed for small-medium businesses
- Adaptable, multi-functional, customizable
- Uniquely sized ; 1,000 – 3,000 square feet
- A property complex comprised of individual units, each of which are owned separately
- Professionally Managed / Owners' Association



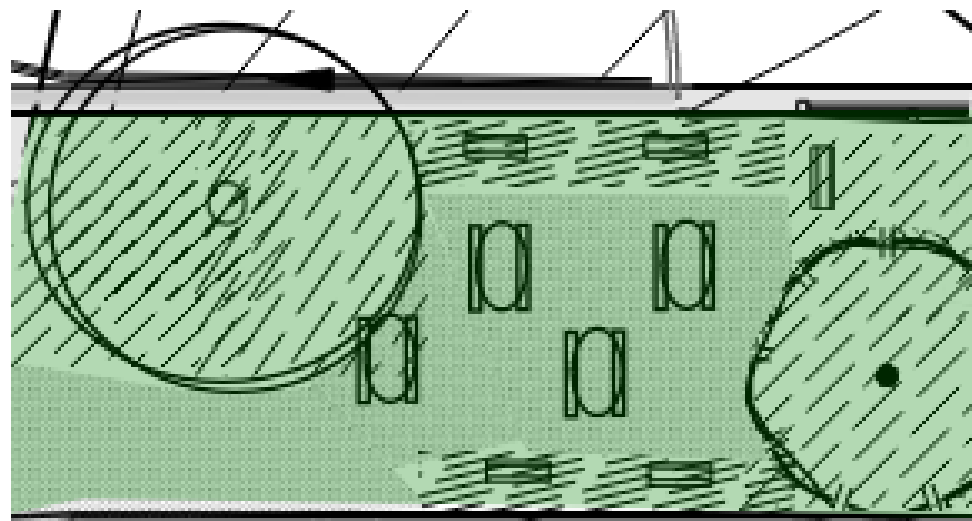
Latrobe Condominiums

Distinctly Different

- Micro - Flex
- Gated
- Enhanced Perimeter Buffers
- Community Plazas
- Clean & Efficient Building Layouts
- Attainable Price Points



Community Plaza West



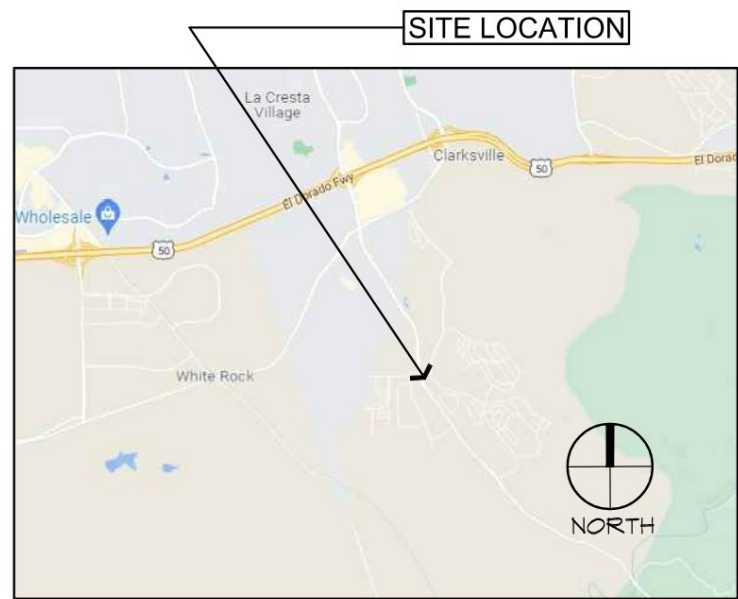
Community Plaza East

Latrobe Condominiums

Site Location

Vicinity

Located South of Highway 50 in the El Dorado Hills Business Park



VICINITY MAP



Adjacencies

- Bound by Latrobe Road and Robert J Mathews Parkway North to South.
- Existing R&D zoned commercial property to the East.
- Empty lot, zoned R&D to the West.



Access

- From Latrobe via Golden Foothill Parkway or Investment Blvd.



Latrobe Condominiums

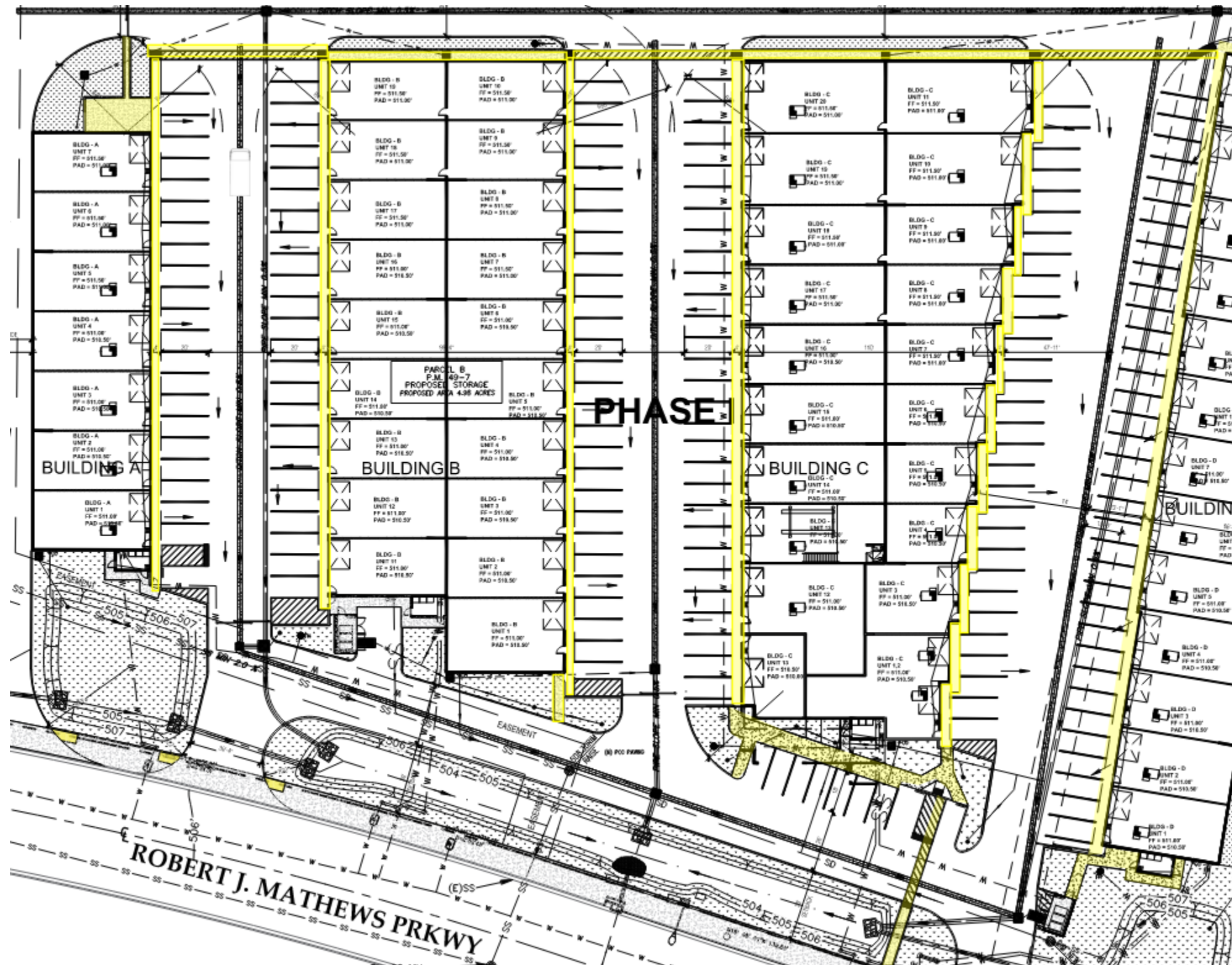
Site Design



- Buildings set back over 80'
- Heavily landscaped frontage
- Landscaped interior, including two community plazas
- 70' Drive Aisles
- Meets all DOT, Fire, and County requirements

Latrobe Condominiums

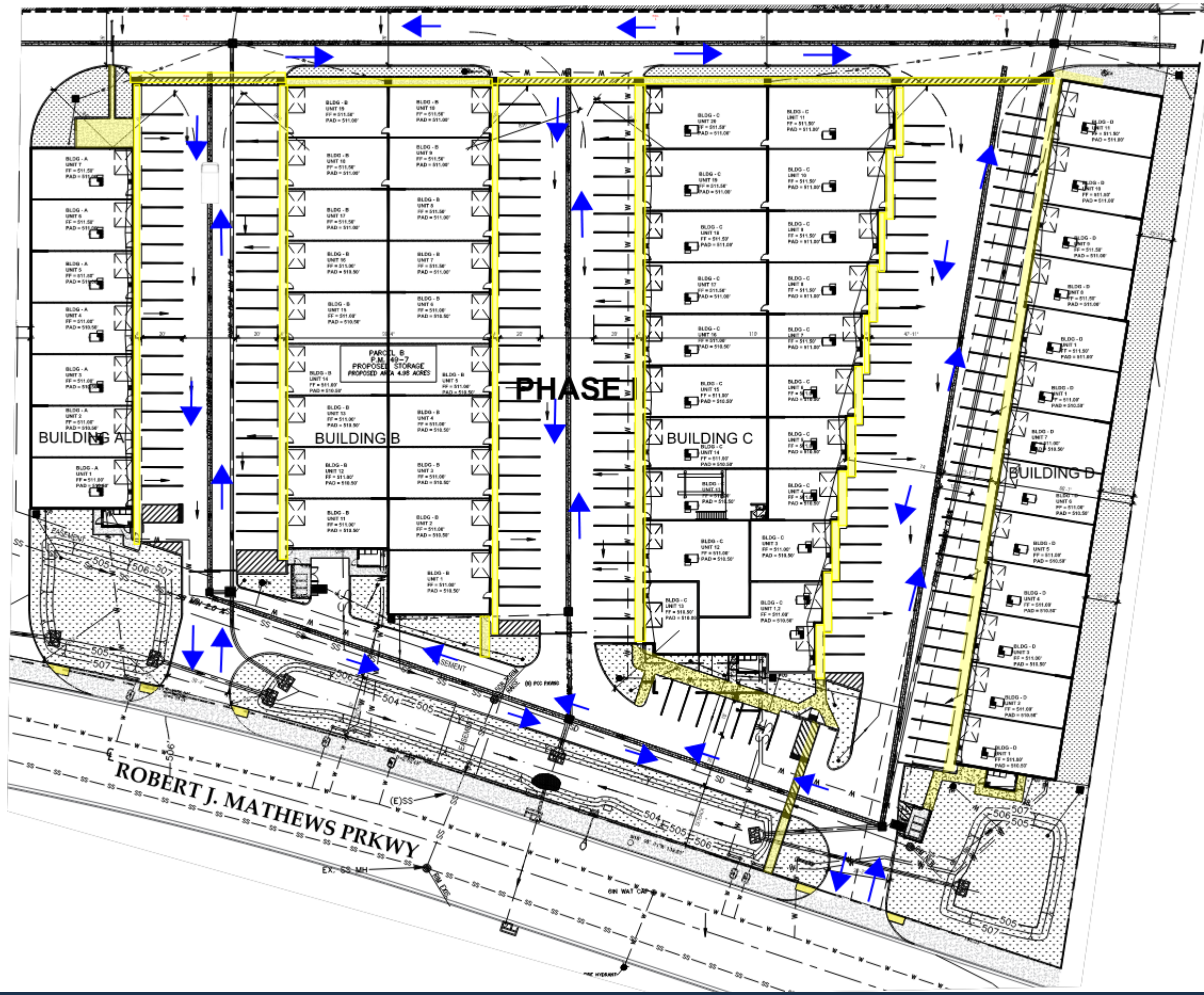
Pedestrian Circulation



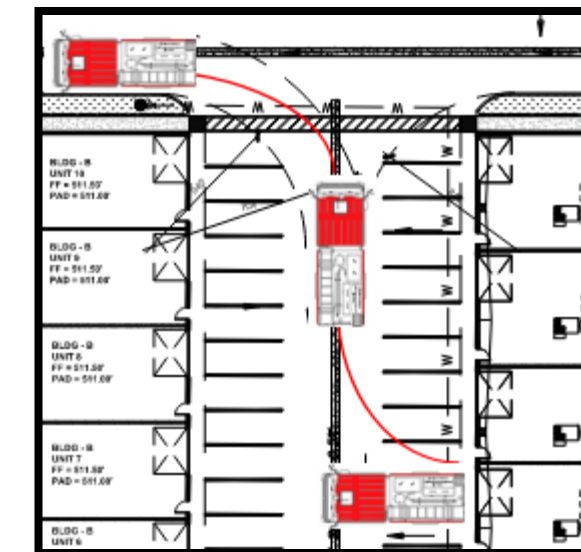
- Safe, efficient circulation throughout community
- ADA compliant

Latrobe Condominiums

Traffic Circulation



- Main entry to community from Robert J. Mathews Parkway
- Approved by Department of Transportation and Fire Department
- 70' Drive aisles accommodate passenger vehicles, deliveries, and emergency response.



Latrobe Condominiums

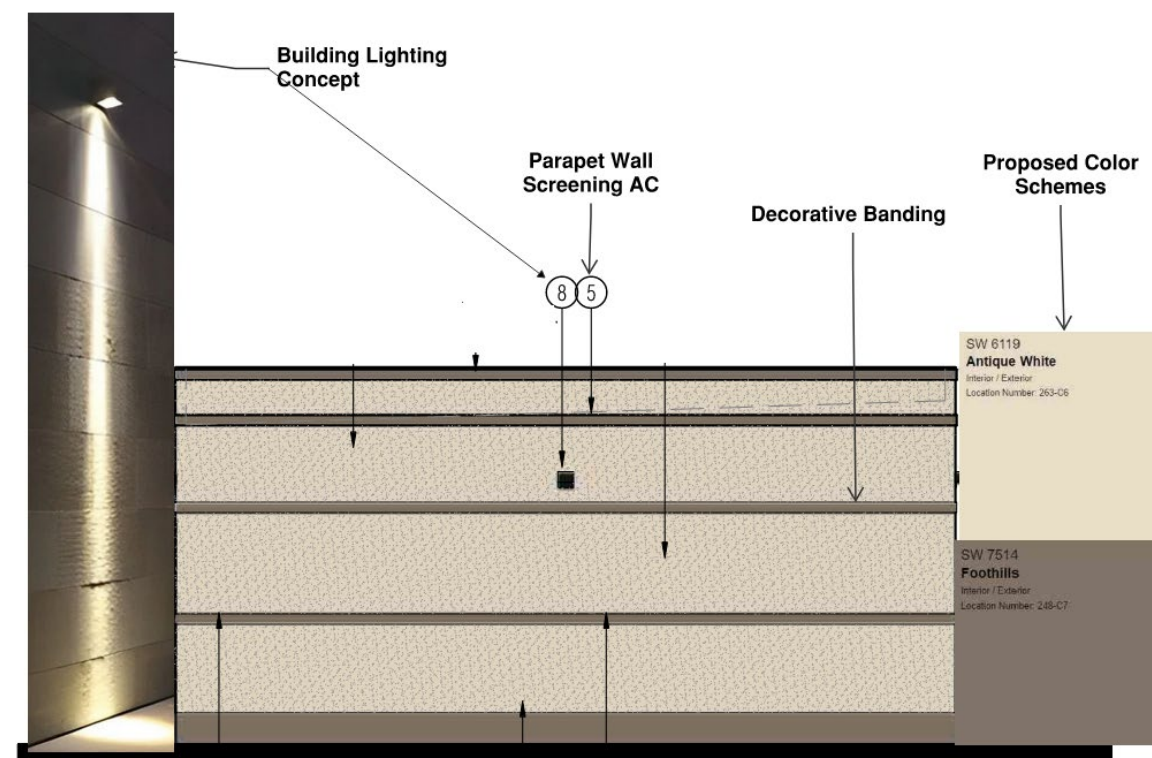
Unit Features

- Individually Owned with separate APN's
- Solar-capable, all -electric, flexible utility connections
- Roll-up door + pedestrian entry
- Awning over pedestrian entry
- Windows in roll -up door for light & aesthetics
- Customizable for tenant needs
- Screened roof -top mechanical units
- Mid -Aisle landscape
- Approved by El Dorado Business Park Association



Exterior Finishes

- Building accent downlighting
- Decorative Banding
- Painted Stucco Finishes



Signage Concept

- Single monumentation sign at Robert J Mathews entrance
- Compliance with Sign Development and Design Guidelines
- Subject to all permit and review procedures.
- Uniform plaques at each unit



Latrobe Condominiums

View from Robert J. Mathews

- Access point to community
- 80'+ building setback
- 30' - 80' landscape buffer



View from Latrobe Road

- No access from Latrobe Road
- 60'+ building setback
- 20' landscape buffer



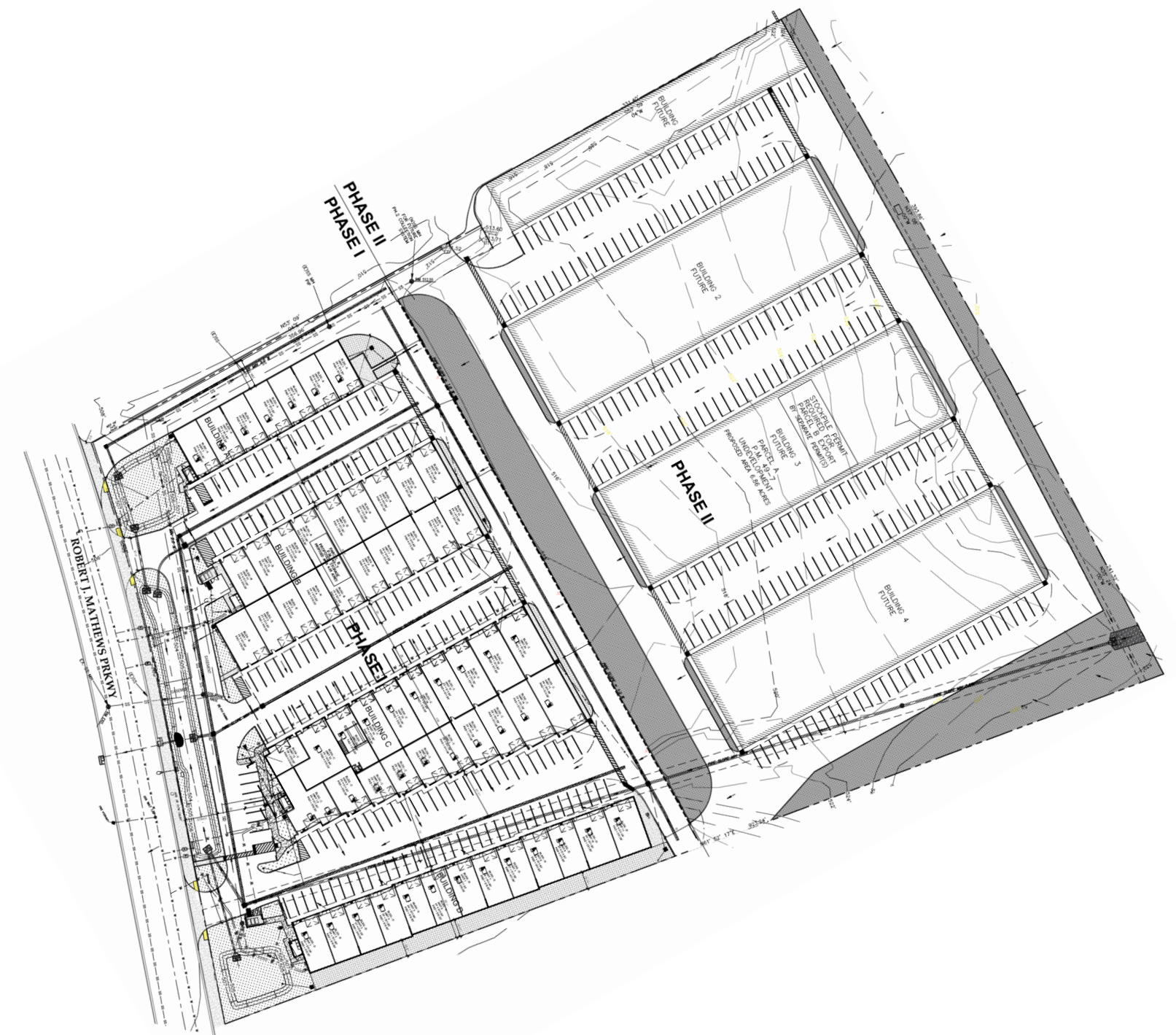
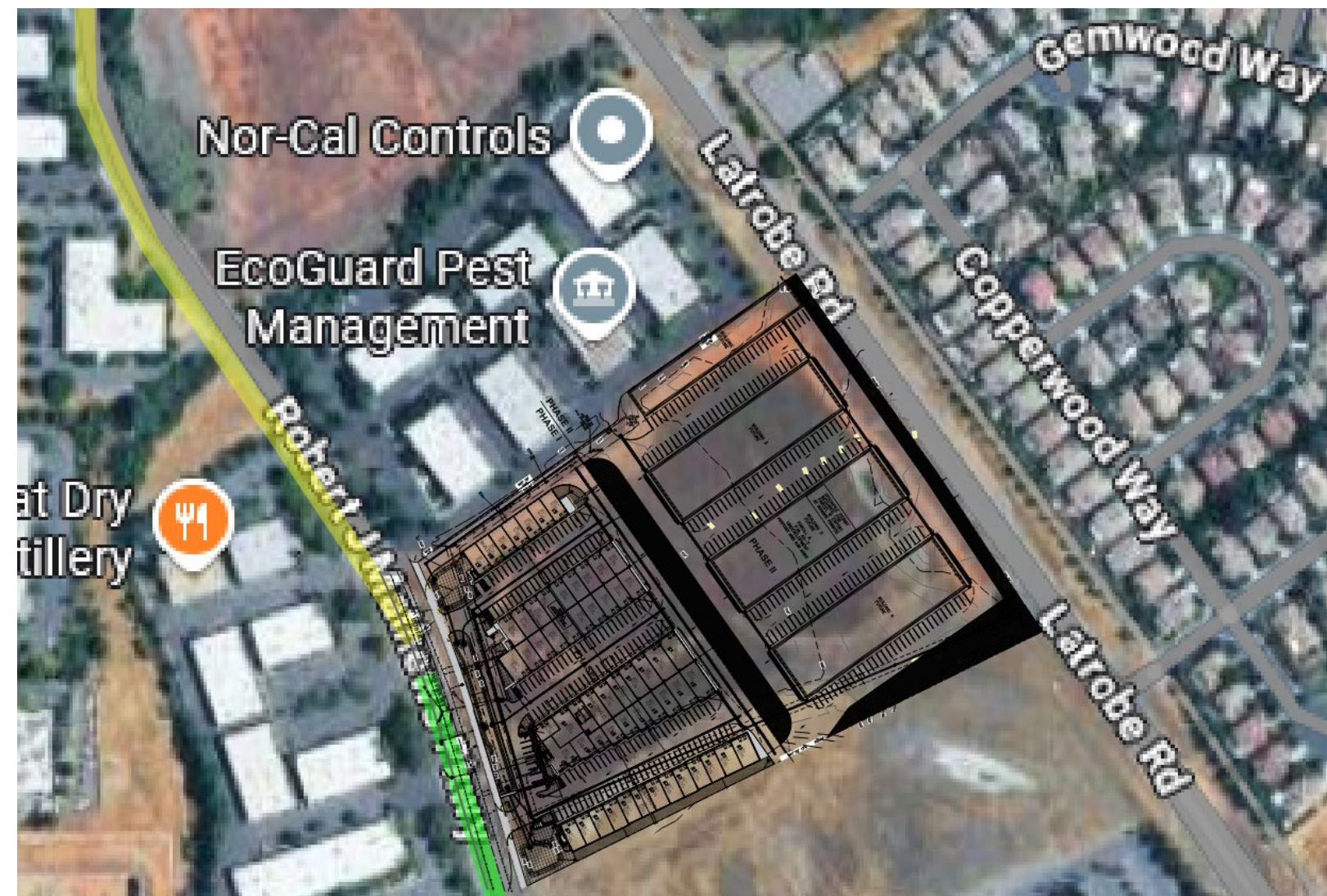
Across from Latrobe Road

- Existing residential across Latrobe Road



Latrobe Condominiums

Future Phase II



LLA

ROBERT MATHEWS PARKWAY

EX-PARCEL B
P.M. 49-7
EXIST. AREA
1.57 ACRES

EX-PARCEL A
P.M. 49-7
EXIST. AREA 10.27 ACRES

EX-PARCEL LINE TO BE REMOVED & MERGE PORTION OF PARCEL A TO BECOME PARCEL B

EX-EASEMENT LINE TO BE MOVED

EX-EASEMENT LINE TO BE REMOVED

EX-EASEMENT LINE TO BE REMOVED

Dimensions: 35', 20', 15', 7.5', 15', 7.5', 7.5', 20', 15'

Labels: L1, L2, L3, L4, L5, A, B, C, D, E, F, G, H

ROBERT MATHEWS PARKWAY

PARCEL B
P.M. 49-7
PROPOSED LTV PROJECT
PROPOSED AREA 4.98 ACRES

PARCEL A
P.M. 49-7
UNDEVELOPMENT
PROPOSED AREA 6.86 ACRES

PROPOSED PARCEL LINE
TO BE NEW LOT LINE
BETWEEN PARCEL A & B

PROPOSED EASEMENT LINE

LOT A
LOT B
LOT C
LOT D

Measurements:
 - North: 598.60'
 - West: N36°50'56"W
 - East: 901.29', 905.67', 454.85'
 - South: 468.39'
 - West: S65°26'36"W
 - North: N18°48'01"W
 - East: 15.08', 92.11', 253.59', 300.90'
 - West: 35', 20', 20', 20', 15'

Other labels: P.O.B. NO. 3, L2, L1, L3

Final Thoughts

- Innovative approach to an existing segment of commercial real estate
- Scalable space solutions for small to medium size companies
- Aligns with R&D Zoning
- Meets all County, design guidelines, and El Dorado Business Park requirements

