Economic and Urban Development
Exclusive Negotiation Agreement
Parting Seas Investments LLC
June 21, 2023

Submitted at Meeting
Date: 6/21/23 Item: 42
By Staff

D W E L L N E S S

C O N C E P T

M I X E D - U S E

W E L L N E S S I N S P I R E D L I V I N G

Design – Mixed-use podium retail/apartment building

Living - 5 residential levels consisting of approx. 150-200 units

Retail – 9,000 – 20,000 SF of LVMD focused tenants

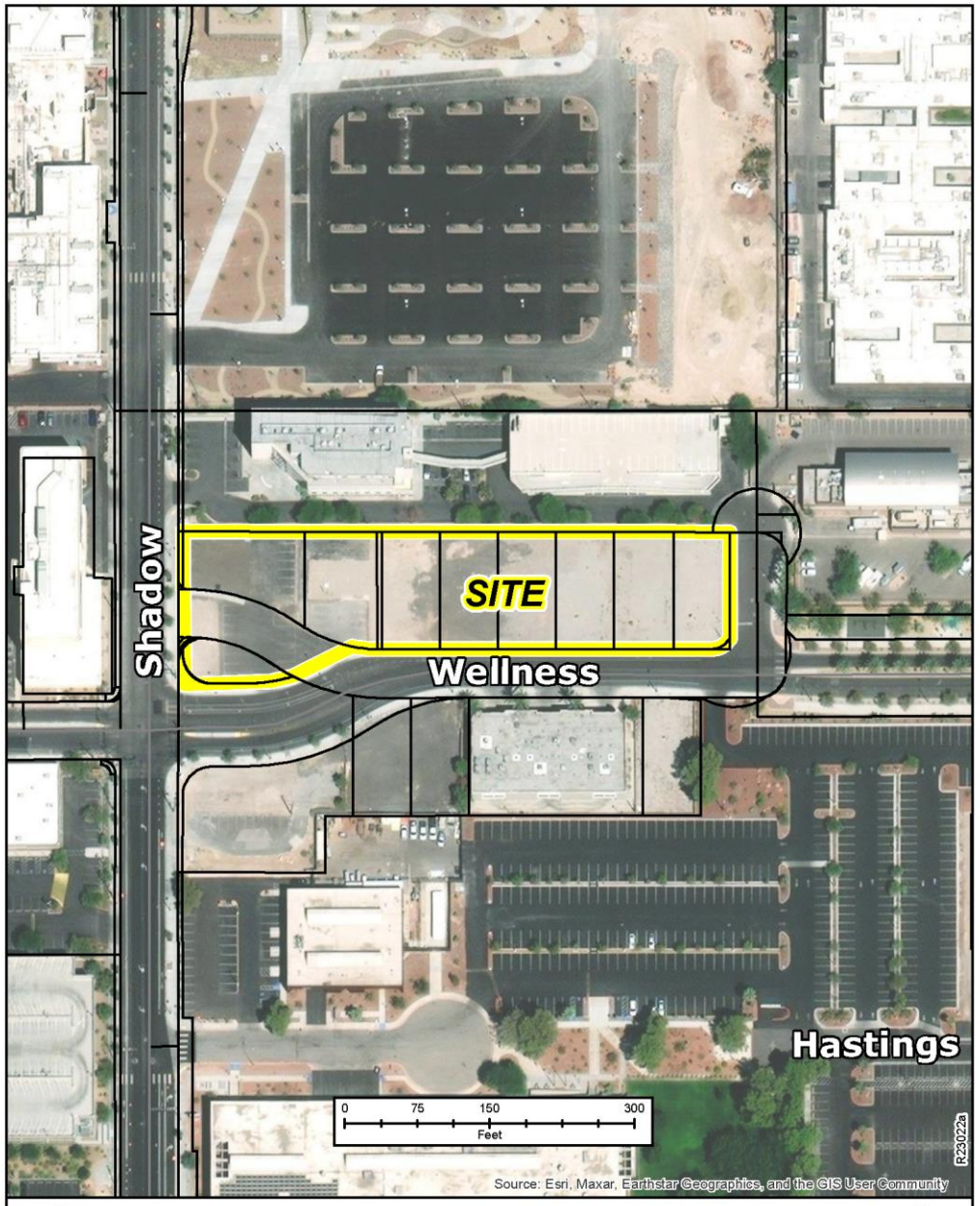
Parking - 3 levels of on-site parking

Amenities – 3 levels of resident focused wellness/amenities

Public Space – Quad style desert botanical garden concept

FULLY FUNDED UP TO CONSTRUCTION

PARTING SEAS INVESTMENTS



SITE MAP

N
W E
S

04/10/23

Economic and Urban Development Department

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

DWELLNESS

POSSIBILITIES ARE LIMITLESS

INSPIRATION

PARTING SEAS INVESTMENTS

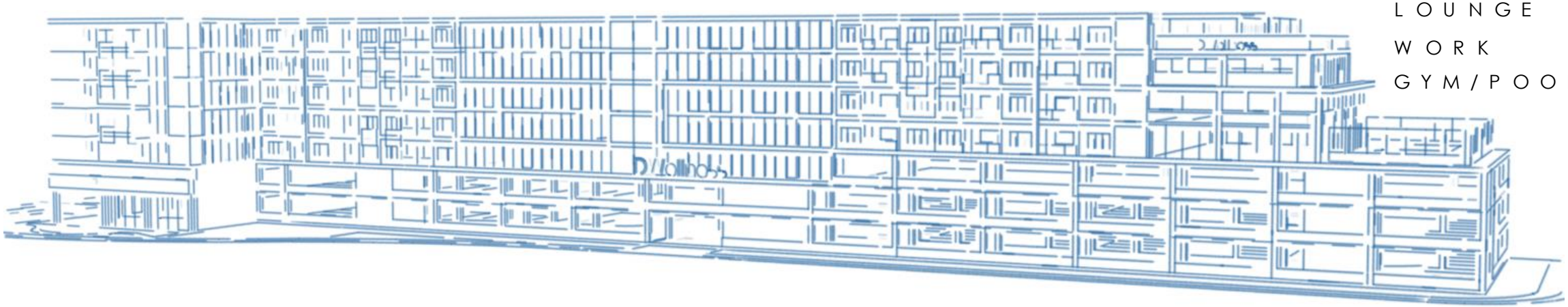
GROUND LEVEL RETAIL – 9,000-20,000 SF

THE TERRACE

LOUNGE

WORK

GYM/POOL

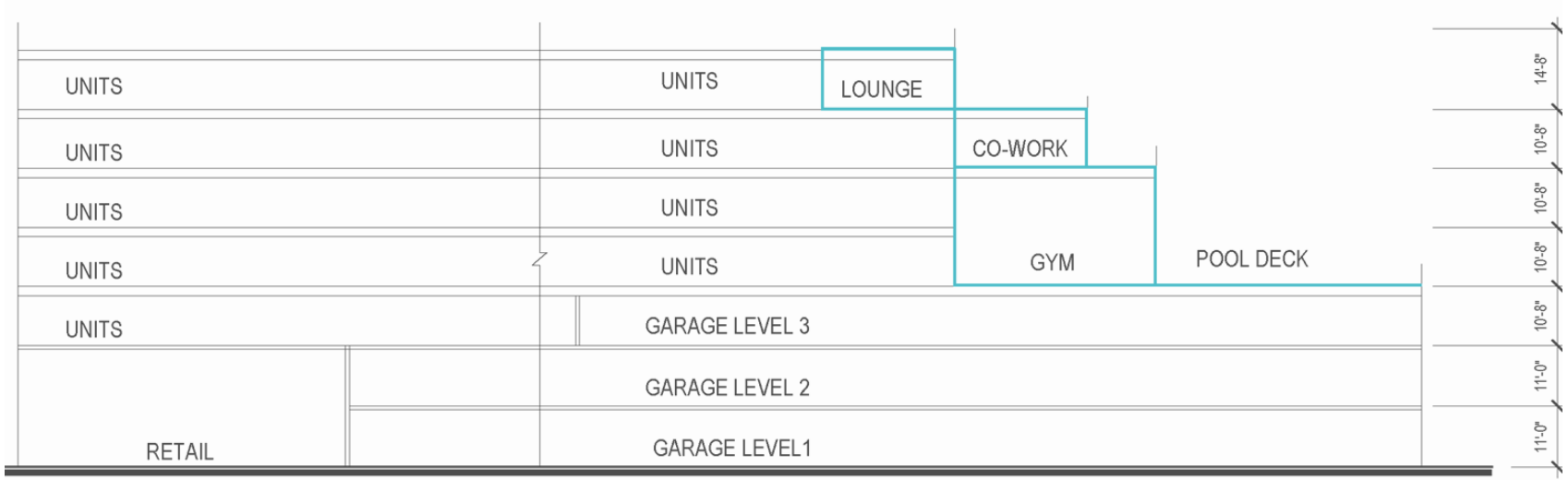


SKETCHES

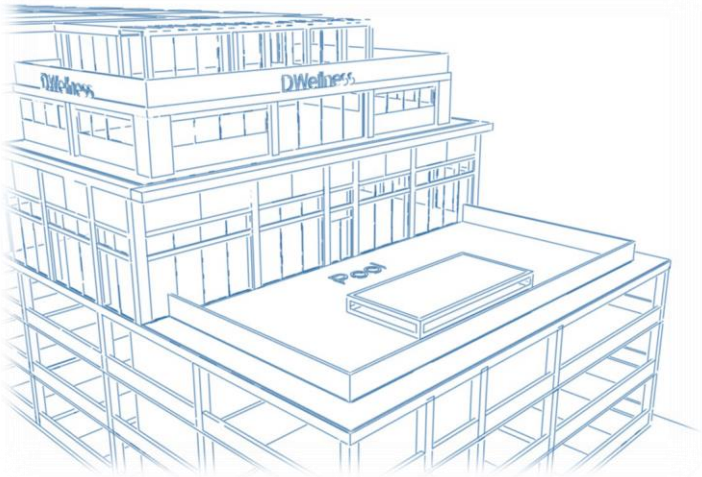
SOUTH ELEVATION

PARTING SEAS INVESTMENTS

THE TERRACE



SECTION DIAGRAM



DWELLNESS AMENITIES

PARTING SEAS INVESTMENTS

THE PLAZA

9,000 – 20,000 SF OF RETAIL

- <u>TARGET TENANTS</u>
  - COFFEE SHOP
  - RESTAURANTS/CAFE
  - FLOWER SHOP
  - CHILD CARE
- <u>ON-SITE RETAIL PARKING</u>
  - LVMD/LOCAL ARTIST DESIGN COLLOBORATION

DWELLNESS RETAIL

PARTING SEAS INVESTMENTS