

Plan of Operation
Greenfield Avenue Professional Building
215th & Greenfield Ave.
Vacant Lot Tax ID No NBC 1174983

1. We are looking to construct a one-story 11,900-square-foot professional office building. Tenants would be professions like: Vets, Chiropractors, Dentist, Lawyers, Investment Firms, Salons or others. We will be looking for 3-5 tenants for the building.
2. The land is currently vacant.
3. We have 75 parking stalls on the property and a 30% green space ratio. It is our desire to evaluate attaching parking lots with our neighbor to the east at the southeast side of our parking lot. This is contingent we obtain an agreement with our neighbor, as those conversations have started.
4. The lot does not have city sewer or water. Therefore, a septic and well would need to be provided. Civil engineering will follow.
5. We look to have 2 entrances for the property. An entrance/exit would be on the SW corner of the lot off Craftsman Drive. The other would be on the NE side of the lot to Greenfield Ave. We wish to have a Greenfield Ave. address. These 2 entrances/exits will comfortably accommodate passenger cars coming and going in and out of the property.
6. Employee parking will be behind the building or on the south side. Same for deliveries, which should be minimal during business hours.
7. We are in a due diligence period at the moment and city hall approval is part of that due diligence. We look to start construction in the spring of 2026 only if we have 20% of the building committed to prior to starting construction. Completion will be done 10-12 months later.
8. We are looking for conceptual review, discussion, and comments. Civil and final plans would come at a future plan commission meeting with the request for approval.
9. If anyone has any questions, you are welcome to call Ted and/or Hunter Larsen at: 262-542-0533