

Lookout Pharr Development Proposal:

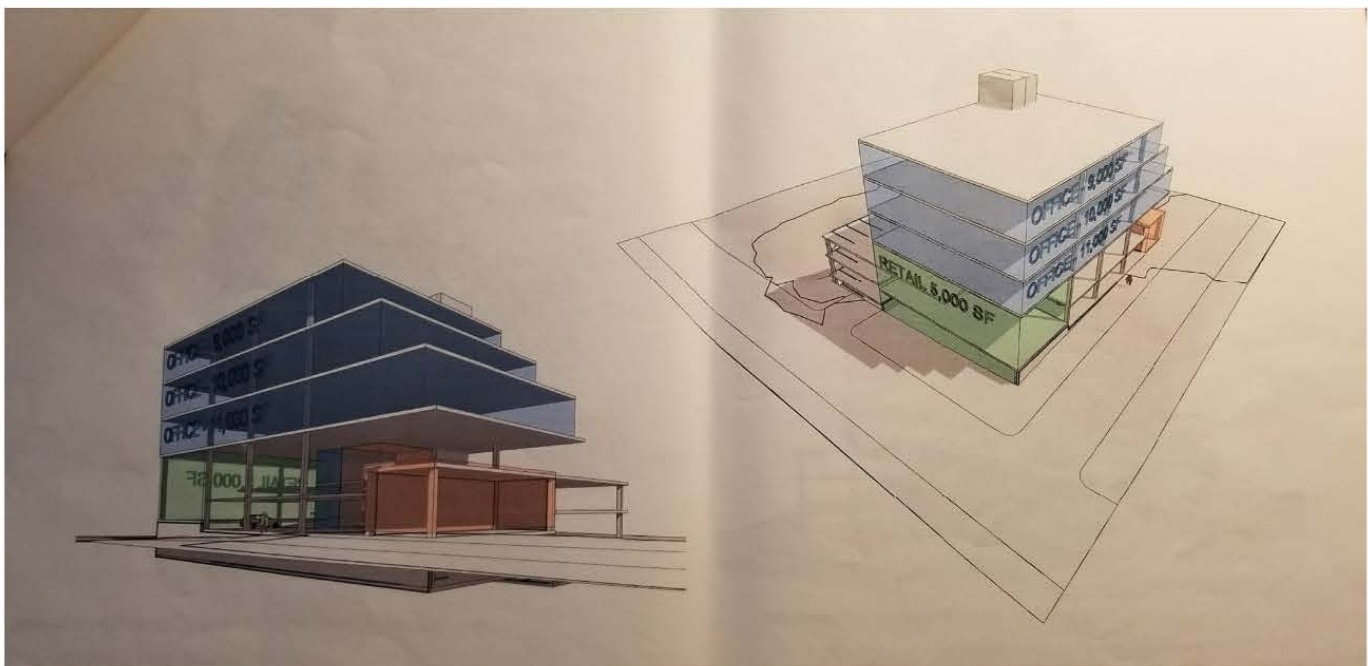
The Lookout Pharr Assemblage presents two schemes, each offering unique advantages for a vibrant and sustainable development. **Scheme A** encompasses approximately 30,000 square feet of office space alongside approximately 5,000 square feet of retail space for a diverse range of commercial ventures. Placing emphasis on LEED bonus features, this scheme highlights environmental responsibility and offers a thoughtfully designed workspace.

In contrast, **Scheme B** embraces the concept of mixed-use development, combining approximately 15,000 square feet of office space with 5,000 square feet of retail space. With the addition of 30 residential units, it creates a sense of community and urban living. Sustainability remains a priority through the incorporation of LEED principles in both schemes. By offering a dynamic and holistic approach, the Lookout Pharr Assemblage caters to the diverse needs of residents, workers, and visitors, redefining the concept of a vibrant and sustainable development.

Scheme 'A' - Office/Retail (w/ LEED Bonus)

Office: Appx 30,000SF
Retail: Appx 5,000SF

SW Elevation & NW Birds Eye



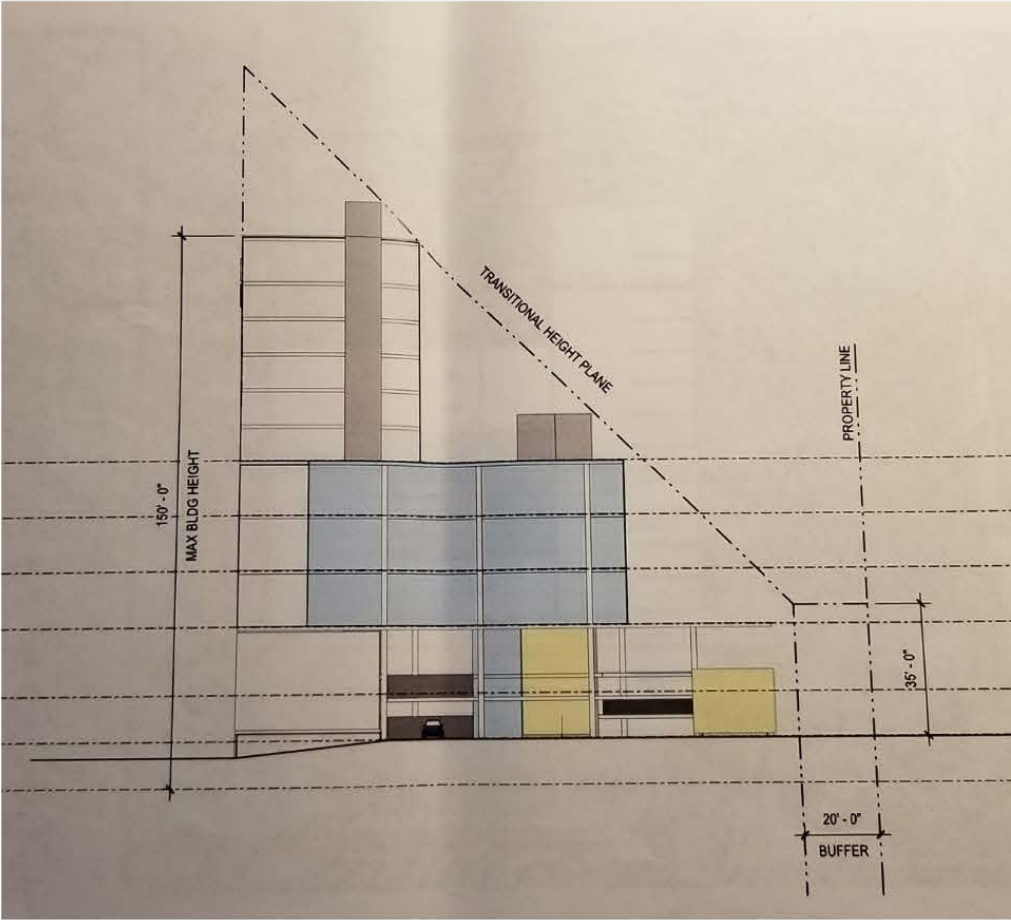
Scheme 'A' - Office/Retail (w/ LEED Bonus)

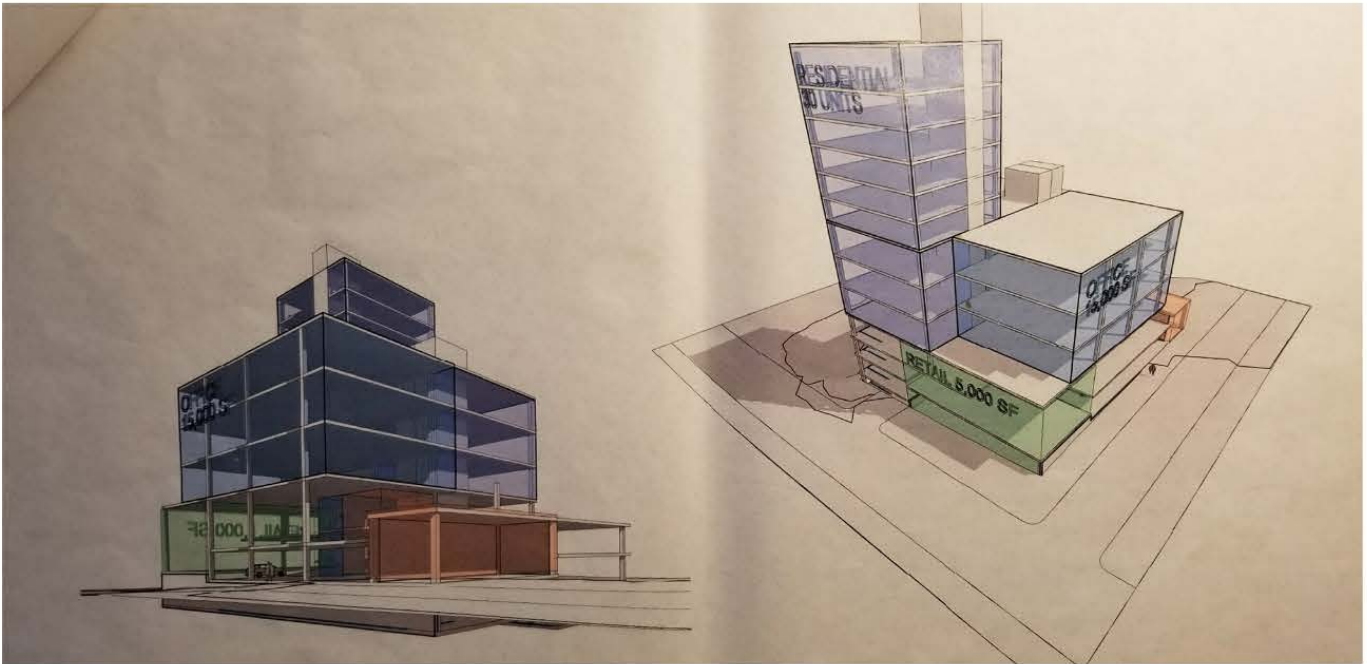
Office: Appx 30,000SF
Retail: Appx 5,000SF

NW & NE Elevation

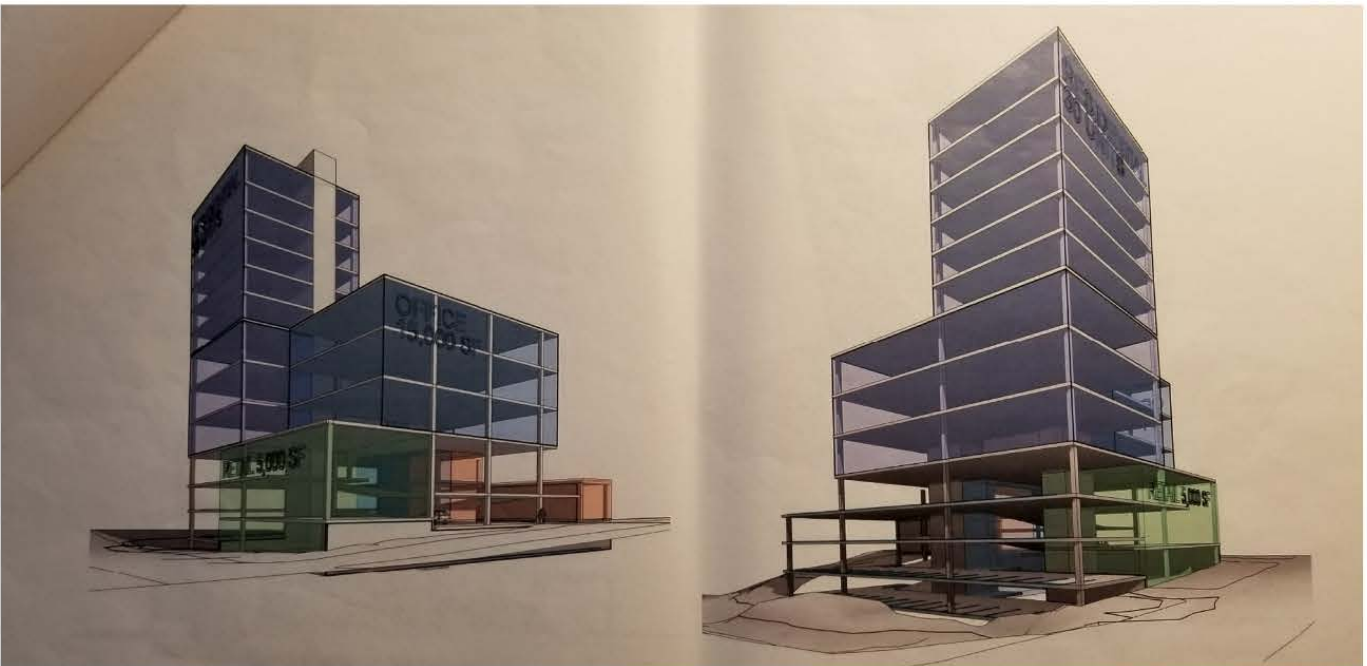


Scheme 'B' - Office/
Residential/Retail (w/ LEED,
Mixed Use, & Shared Parking
Bonus)
Office: Appx 15,000SF
Retail: Appx 5,000SF
Residential: 30 Units





Scheme 'B' - Office/Residential/Retail (w/ LEED, Mixed Use, & Shared Parking Bonus)
Office: Appx 15,000SF
Retail: Appx 5,000SF
Residential: 30 Units



Scheme 'B' - Office/Residential/Retail (w/ LEED, Mixed Use, & Shared Parking Bonus)
Office: Appx 15,000SF
Retail: Appx 5,000SF
Residential: 30 Units