

# RYKEY PROPERTIES LOT 9





# LOT 9 GATEWAY COMMONS

## Vision & Core Principals:

- Social & Community Vitality
  - Gathering Opportunities
- Economic Opportunity
  - Enhance the Value of River Point District
- Environmental Access & Stewardship
  - Combine Urban & Outdoor Life
- Cultural Enhancement
  - Entryway to the River Point District

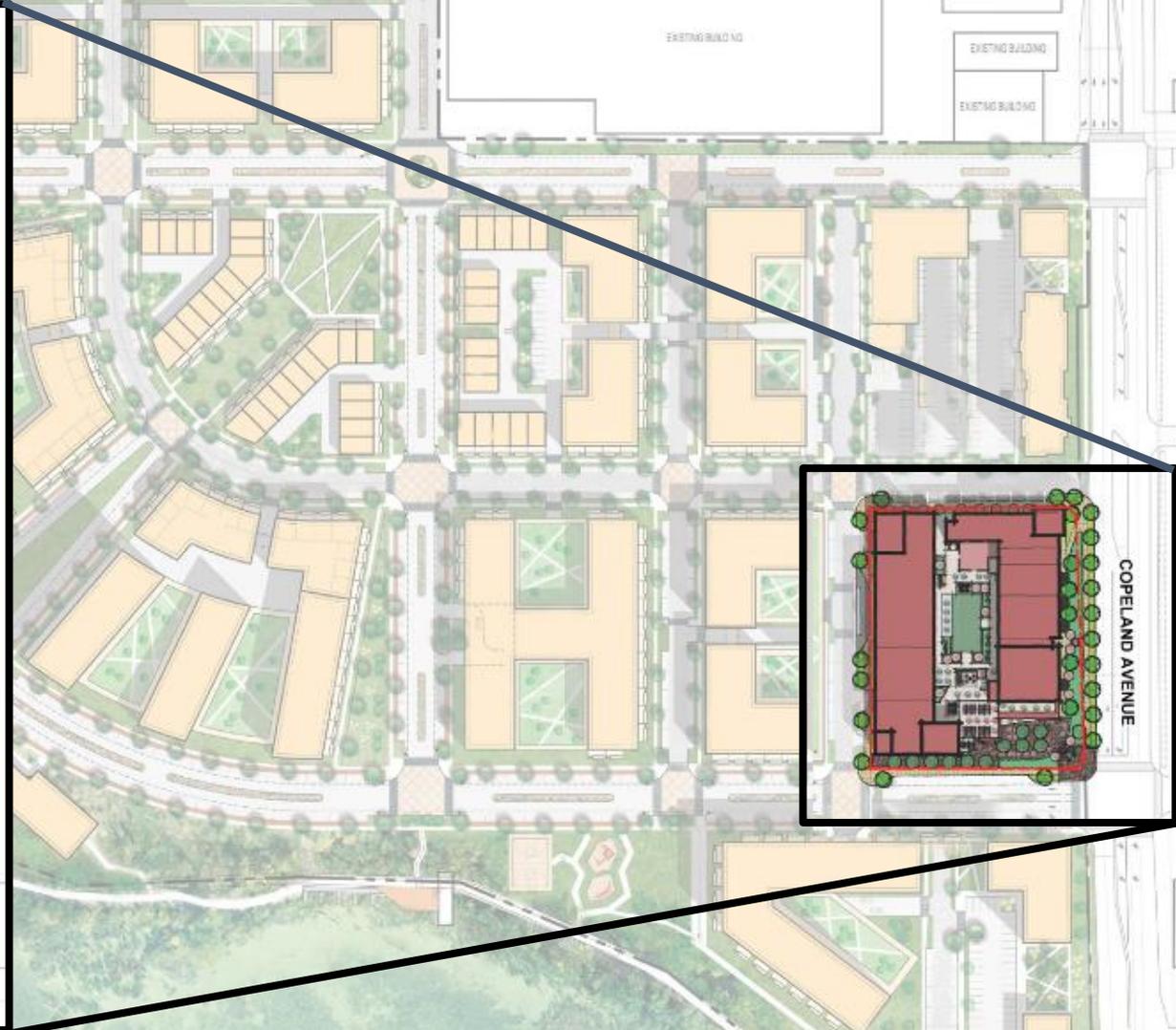
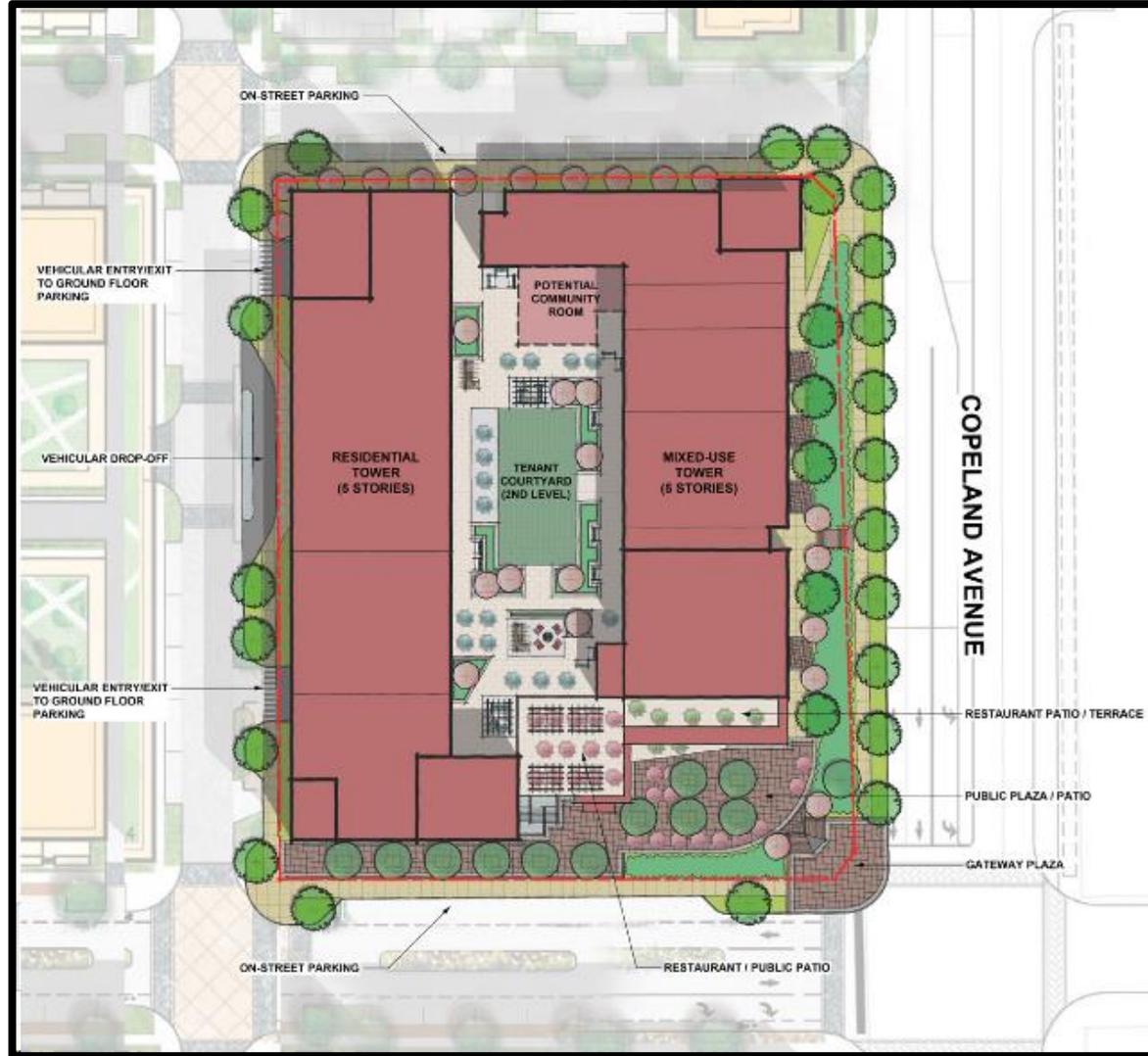


# GATEWAY COMMONS

- 5-Story Mixed-Use Building
- Commercial Space: 8,426 sq. ft.
- Common Area: 8,574 sq. ft.
  - Grand Lobby, Multiple Community Room, Fitness, Commercial Tenant Areas
- Conditioned Parking Area: 50,600 sq. ft.
- Residential Area: 118,482 sq. ft. totaling 159 Residential Units
  - 1 Bedroom, 2 Bedroom, 3 Bedroom Units
  - Tenant Demographics – Multi-generational housing
    - Young Professionals
    - Empty Nesters
    - Corporate Housing

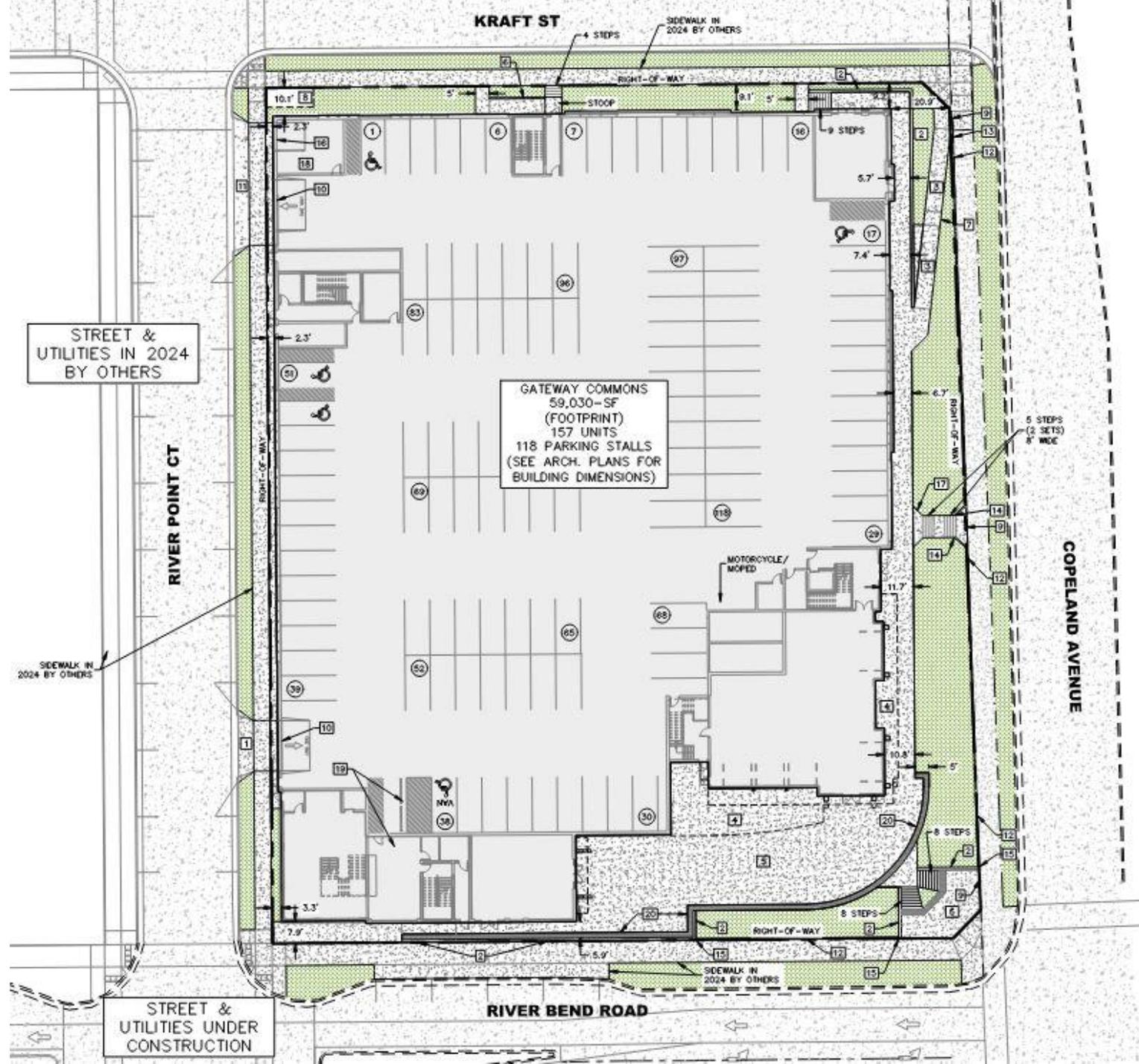


# SITE PLAN



# SITE PLAN

- Ingress/Egress Access Points
  - Vehicular Pedestrian
- Parking
  - 118 covered stalls
    - 5 ADA included
  - 11 surface stalls (Lot 9)
  - 16 surface stalls (Adj.)
  - 38 bicycle racks
  - 2 motorcycle stalls
  - Excluded in base rent
  - Cash Out program
- Public Transit
  - Bus Stop 2 Blocks North
  - Bicycle Share Program
- Pedestrian Traffic
  - Bike/Walking Path
  - Promote “5 Minute” Neighborhood, with food and services within 5 min. walk



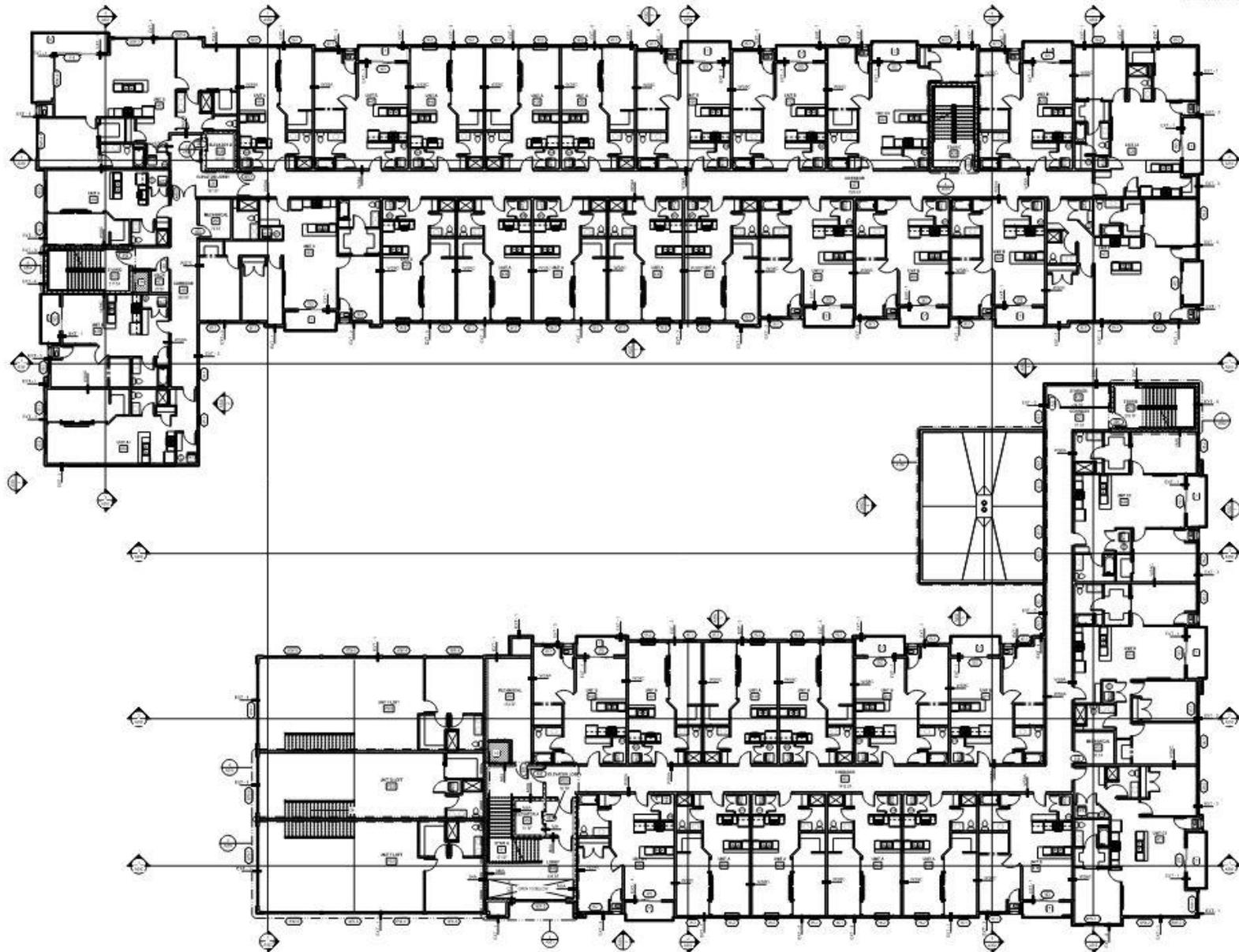






# FLOOR PLAN

## FOURTH FLOOR



**FLOOR PLAN KEYNOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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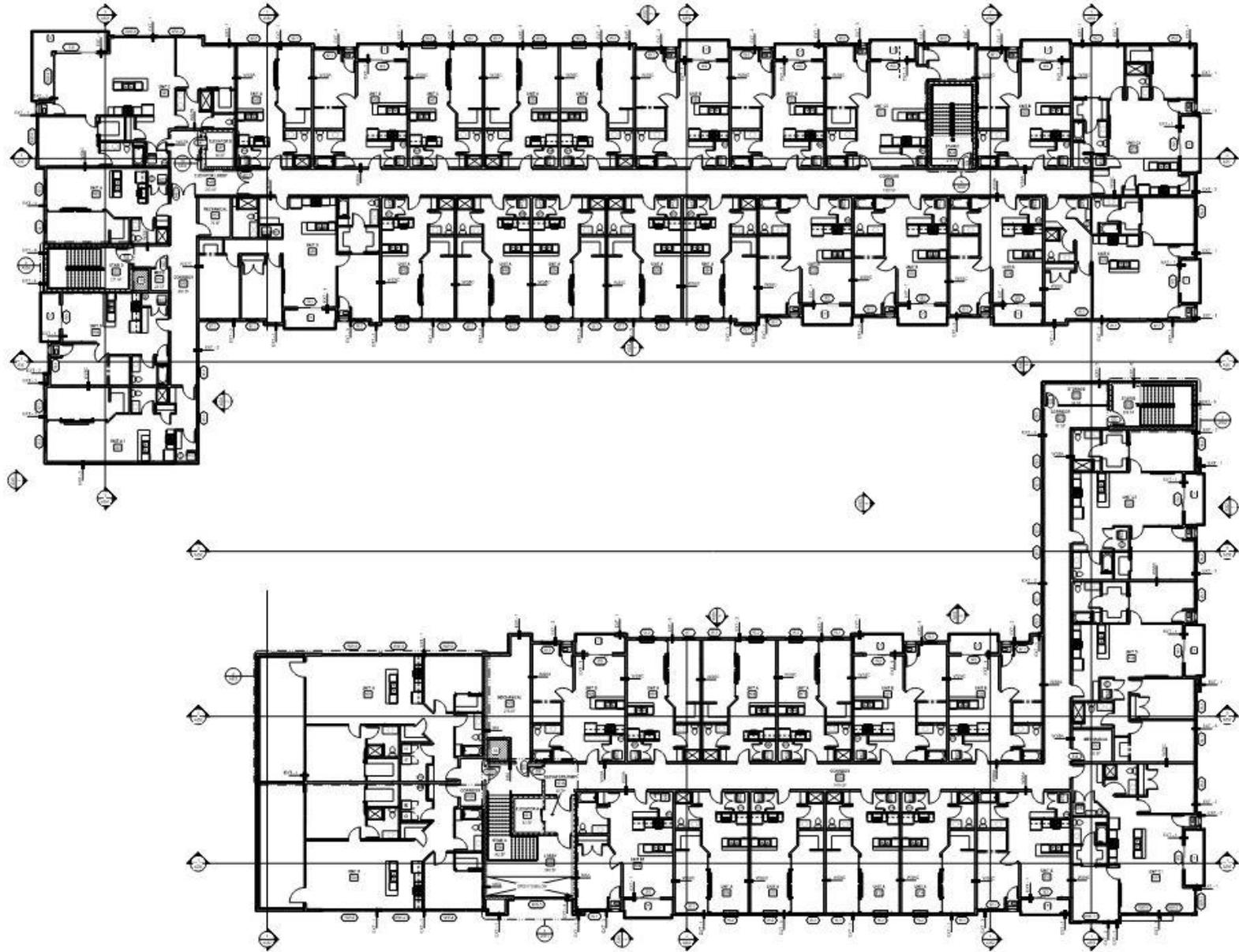
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FOURTH LEVEL FLOOR PLAN

# FLOOR PLAN

## FIFTH FLOOR



**FLOOR PLAN KEYNOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
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FIFTH LEVEL FLOOR PLAN

**RyKey**  
PROPERTIES  
GATEWAY COMMONS  
LA CROSSE, WI

DESIGN DEVELOPMENT  
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ATTN: ARCHITECTURE 7357 2020

PROGRESS PRINT  
NOT FOR CONSTRUCTION

FIFTH LEVEL FLOOR PLANS

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Thank you for your time!