

The logo for Carlson, featuring the word "CARLSON" in a bold, dark blue, sans-serif font. The letters are thick and blocky, with a slight shadow effect. The 'C' is a simple square with a cutout. The 'A' has a diagonal cut. The 'R' has a thick vertical stem and a curved top. The 'L' is a simple vertical bar. The 'S' has a thick vertical stem and a curved top. The 'O' is a simple square with a cutout. The 'N' has a thick vertical stem and a curved top.

11215 Washington Street Proposal

Vision

- Demolish the existing buildings and build an approximately 3200 sq ft building
- Building composed of 7 or 8 individual Incubator office spaces
 - Office/commercial/retail uses.
 - Spaces would front to the road, and each have their own door to their individual space





Experience

- First incubator space made in 2017 attached to self-storage facility
- Currently have 4 incubator office locations
- For each of these we have purchased the raw land and gone through the zoning, platting, and construction process and currently own and operate them.



Market

- Targeted towards small businesses that need an office and but can't afford a large commercial space
- Primary users
 - Insurance agents
 - Real estate agents
 - Hair Solons
 - Contractors
 - Small scale entrepreneurs
- Our current spaces have filled up very quickly and stayed full

Timeline

- The timing we expect for the project would be,
 - 3 months for approval by the city
 - 2-week demolition of existing building
 - 2 months for building plans and permitting to be approved
 - 6-month construction
- Goal of completing construction by end of 2022

Q&A