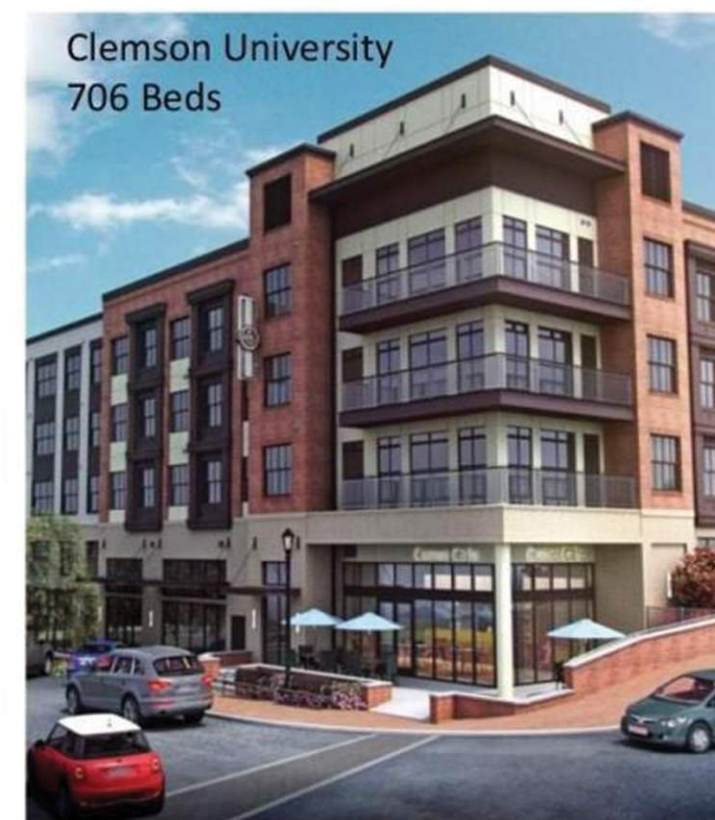
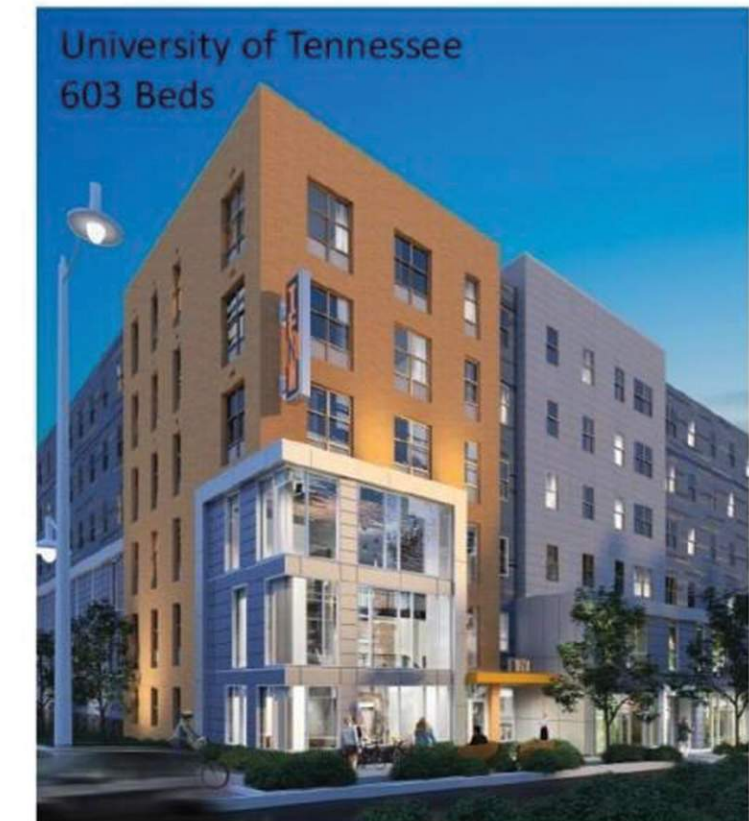
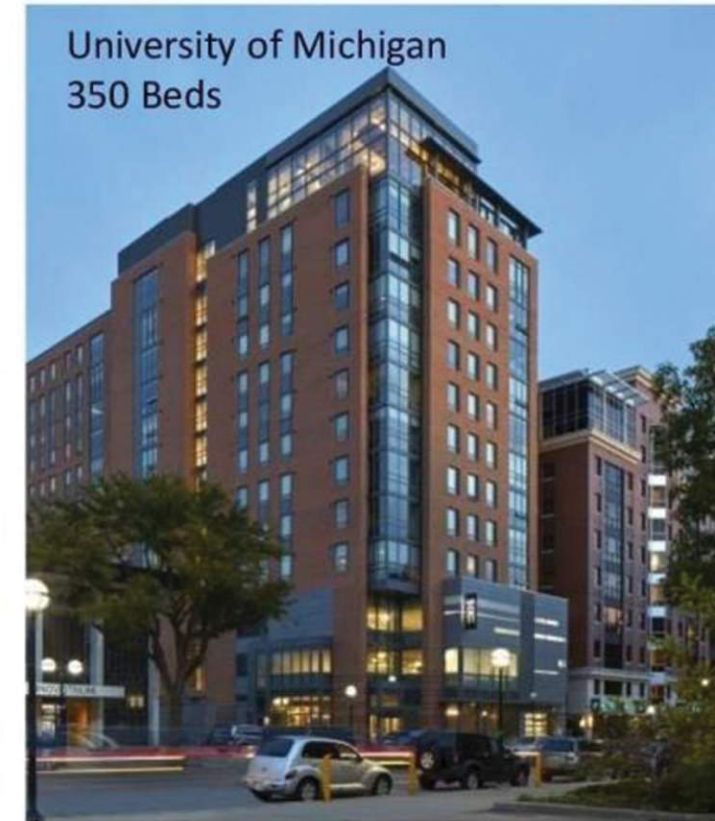
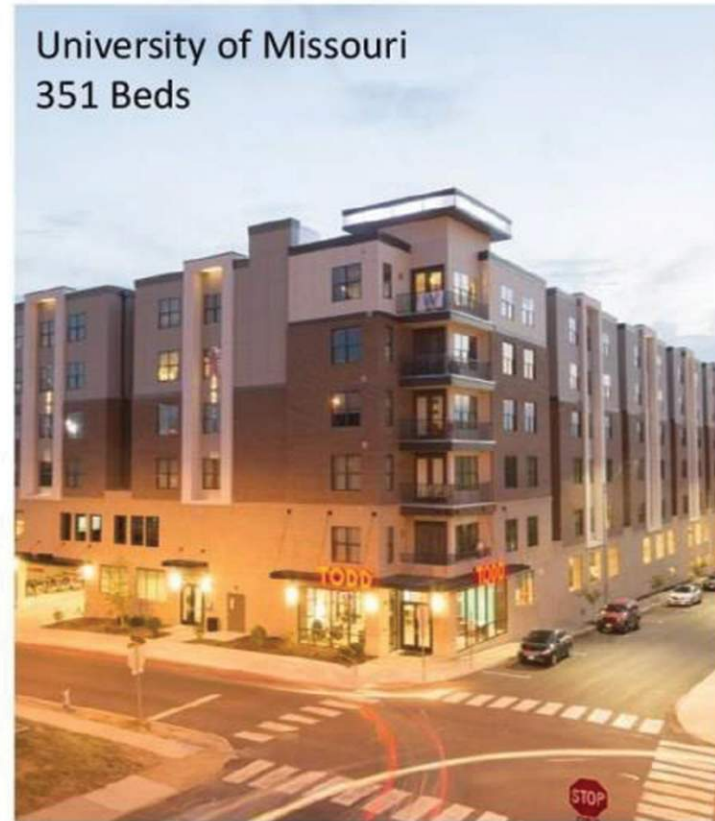


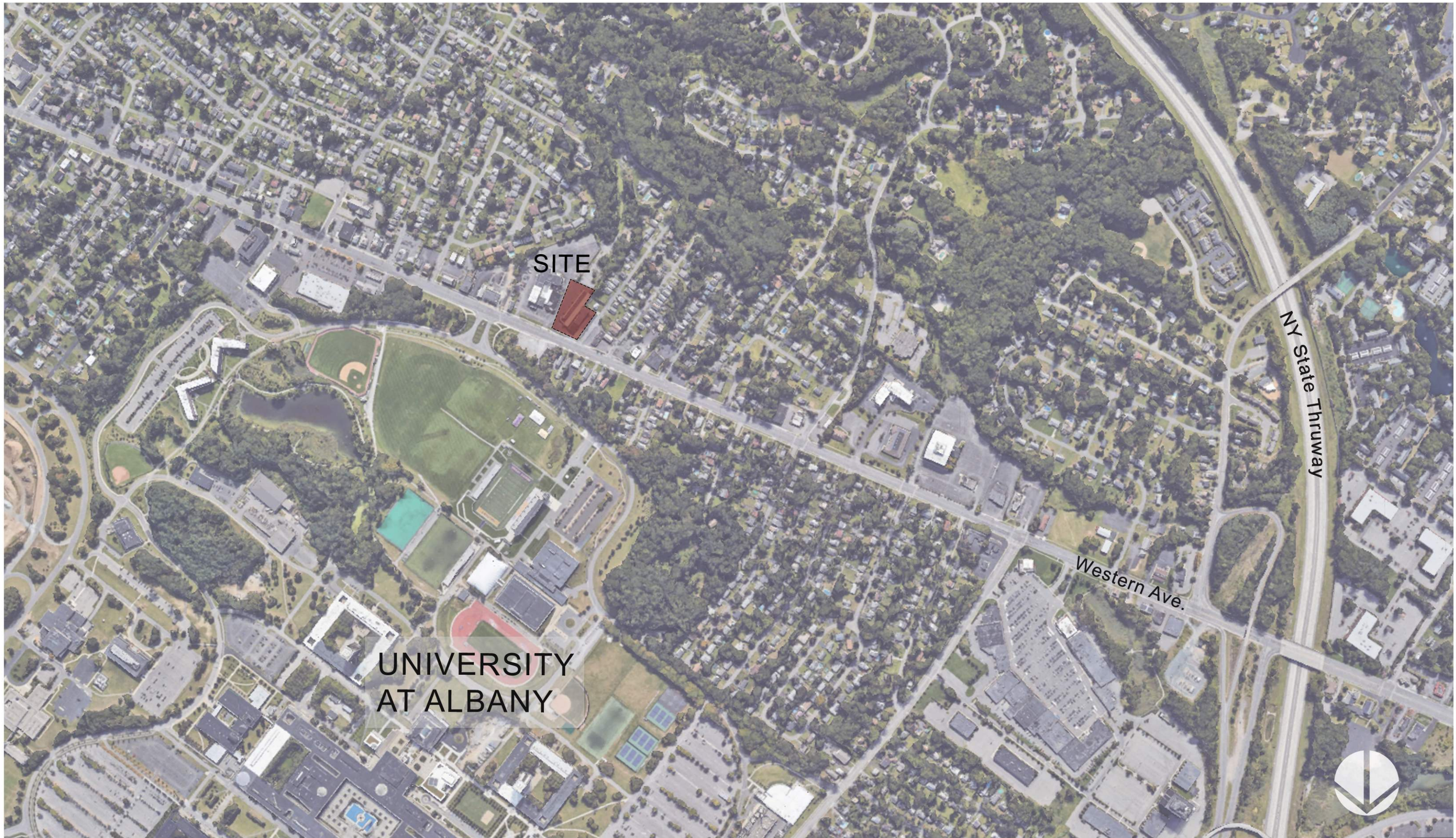


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1232 Western Ave, Guiderland, NY  
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## Proposed Project - 1232 Western Avenue









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### Site Context Plan - Street Scale

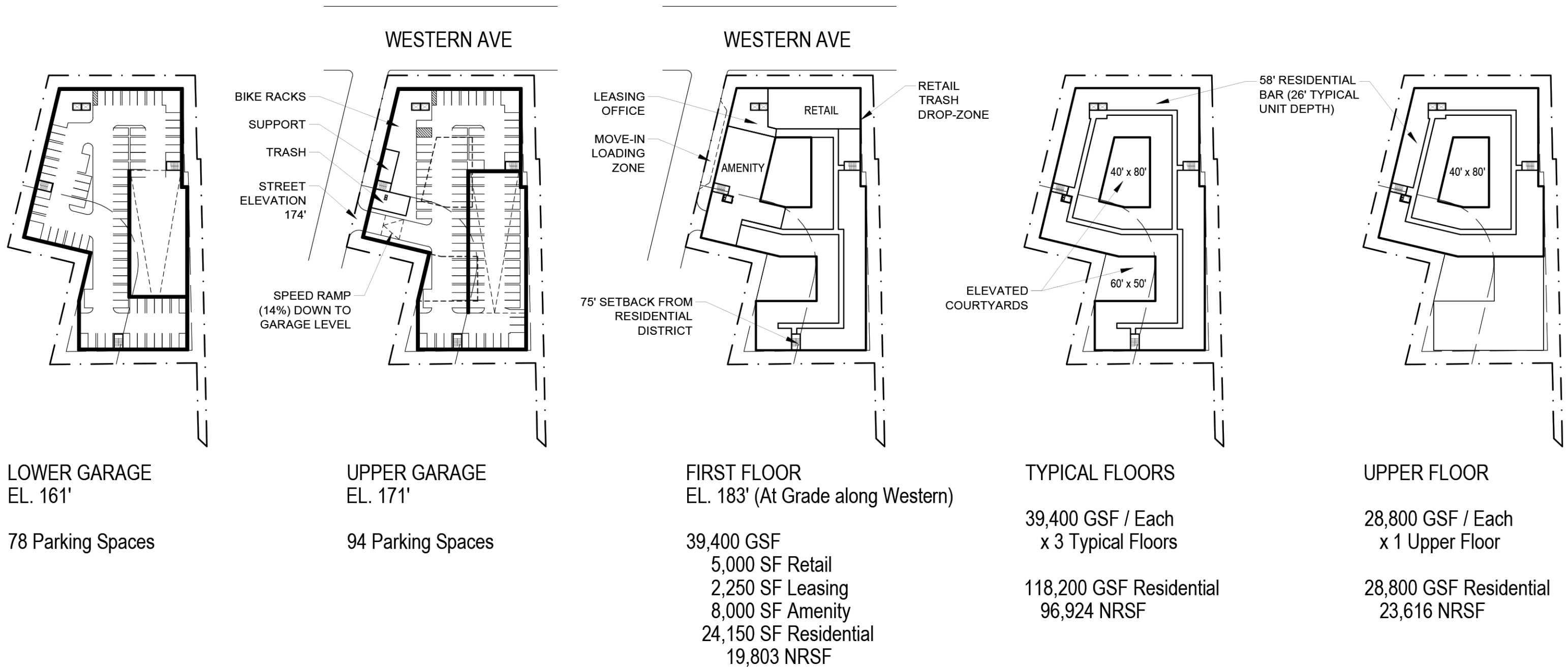




Address	1232 Western Avenue
Site	1.5 Acres
Current Use	Motel
Current Zoning	General Business

Residential	171,150 SF
Commercial	5,000 SF
Leasing/ Amenity	10,250 SF
Parking	90,000 SF
<b>Total</b>	<b>276,400 SF</b>

Studio	38	25% of Units
2 Bed/ 2 Bath	37	25% of Units
4 Bed/ 4 Bath	77	50% of Units
<b>Total</b>	<b>152 Units</b>	
Parking Spaces	172	1.13per Unit



LOWER GARAGE  
EL. 161'

78 Parking Spaces

UPPER GARAGE  
EL. 171'

94 Parking Spaces

FIRST FLOOR  
EL. 183' (At Grade along Western)

39,400 GSF  
 5,000 SF Retail  
 2,250 SF Leasing  
 8,000 SF Amenity  
 24,150 SF Residential  
 19,803 NRSF

TYPICAL FLOORS

39,400 GSF / Each  
 x 3 Typical Floors

118,200 GSF Residential  
 96,924 NRSF

UPPER FLOOR

28,800 GSF / Each  
 x 1 Upper Floor

28,800 GSF Residential  
 23,616 NRSF





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## Perspective View 2 - Northwest Corner along Western Avenue

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com



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### Perspective View 3 - Retail Experience

