



# FRANKLIN EAST



## PROJECT OVERVIEW:

The Franklin East Building was originally purchased and renovated by Seward Redesign in 1992. The building has approximately 23,576 square feet of leasable space. Redesign recruited Smiley's Clinic to occupy the majority of the building in order to bring essential service to the neighborhood. When Smiley's Clinic decided to move in 2006, Redesign had the opportunity to reposition the building to complement the increasingly retail environment on Franklin Avenue, Seward's Main Street.

True Thai Restaurant was able to expand to double their dining space and increase the capacity of their kitchen to respond to catering and take out demand. Jim the Barber, whose business started by his father more than 40 years ago, still has a storefront on Franklin Avenue in this building with a mix of other retail and services. The building also offers small offices for start-up business entrepreneurs and non-profits.

Redesign now has a street presence in our storefront office, with space for staff, our team of interns, and flexibility to hold community meetings on site.

**LOCATION:** 2611-2627 E. Franklin Avenue

**CLIENT:** Franklin East LLC

**PROJECT SCALE:** \$2 million

**ARCHITECT:** Paul Gates Architect

**CONTRACTOR:** Watson-Forsberg

**DATE:** 2008



Improvements to the building included new signage, awnings, and a major stormwater improvement project in the rear parking lot, funded in part by Mississippi Watershed Management Organization, which captures stormwater on site to filter in native planting beds, which are also very attractive.

