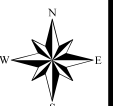
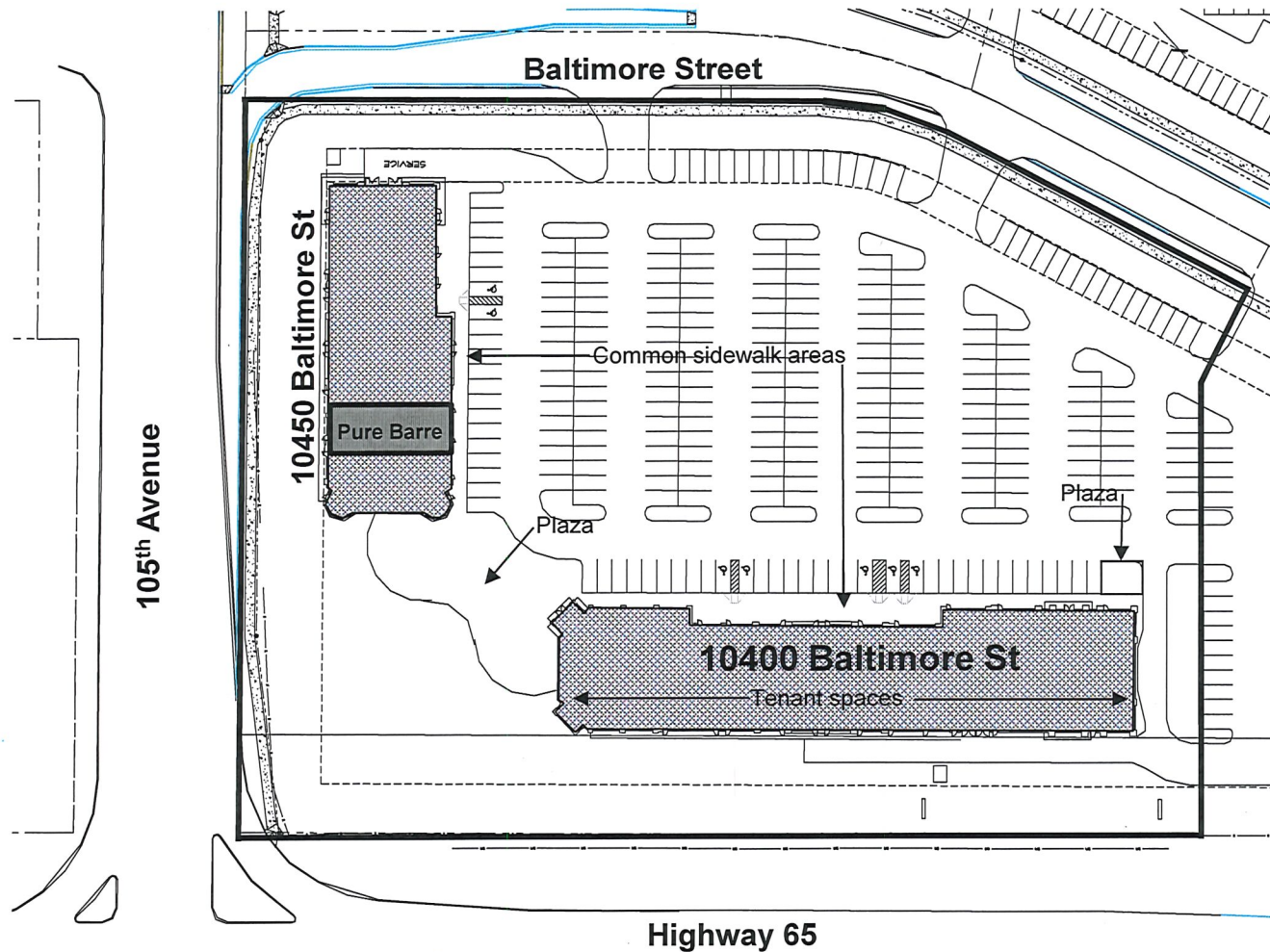


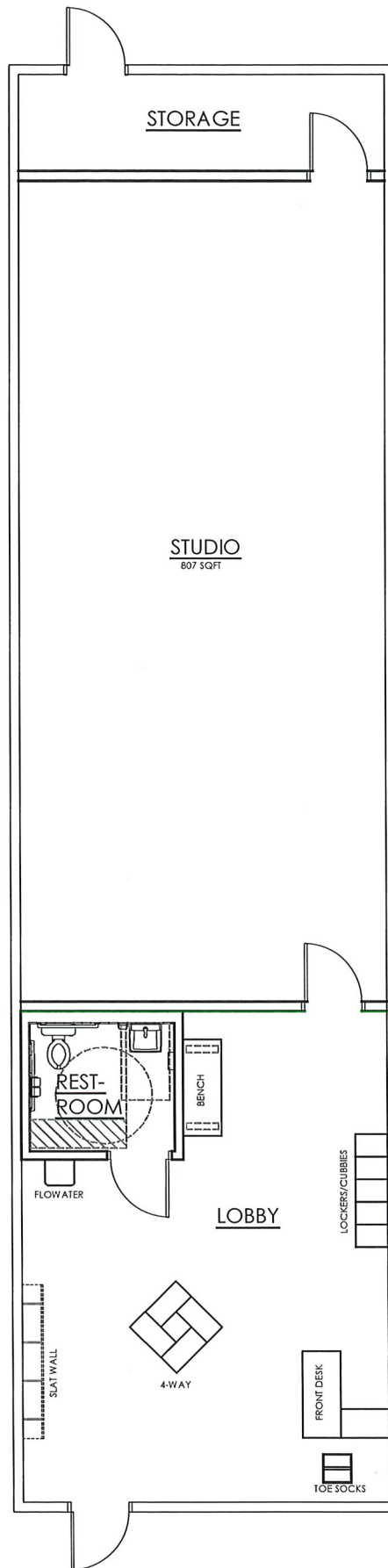
Case File No. 19-0029
Pure Barre

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





THE SHOPPES: SITE PLAN WITH PURE BARRE



THE SHOPPES at NATIONAL MARKET CENTER

Revised 5.16.19

Parking Study: with patio sf included

10450 Baltimore Street							
SUITE - TENANT	Dining	Kitchen	Bar	Warehouse	Retail	Office	TOTALS
Suite 100 - Chipotle	1685	736	0	480	0		2,901
Chipotle Patio	1217						1,217
Suite 120 - PURE BARRE - See Below							1,467
Suite 130 - Massage Envy				300	2610		2,910
Suite 140 - Massage Envy (see Suite 130)				0	0		0
Suite 150 - Let's Dish		281		402	812		1,495
Suite 160 - Bella Nails				470	583		1,053
Suite 170 - Vacant				100	1548		1,648
Suite 180 - Washburn McReavy				100	1,620	216	1,936
SUBTOTALS	2,902	1,017	0	1,852	7,173	216	13,160

10400 Baltimore Street							
SUITE - TENANT	Dining	Kitchen	Bar	Warehouse	Retail	Office	TOTALS
Suite 100 - Caribou Coffee	792	302		444			1,538
Suite 110 - Todaze Hair				344	2061		2,405
Suite 120 - Sierra Pacific Mortgage				260		2149	2,409
Suite 130 - Huntington Learning Center				215	1689		1,904
Suite 140 - Wings Financial Credit				150	1785		1,935
Suite 150 - Cold Stone Creamery	810	300		150			1,260
Suite 160 - Hans Bakery	337	670		253			1,260
Suite 170 - Jimmy Johns	830	300		130			1,260
Suite 180 - Sprint				467	793		1,260
Suite 190 - Sports Clips				312	948		1,260
Suite 200 - Clives Roadhouse	2100	1200	1800	1200	0	0	6,300
Clives Roadhouse Patio	1217						1,217
SUBTOTALS	4,869	2,772	1,800	3,925	7,276	2,149	24,008

GRAND TOTALS	7,771	3,789	1,800	5,777	14,449	2,365	37,168
GRAND TOTAL PERCENTAGES	20.91%	10.19%	4.84%	15.54%	38.87%	6.36%	
PARKING RATIOS (SF PER SPACE)	100	200	40	2000	200	200	
10450 Suite 120 - PURE BARRE					14		
PARKING REQUIRED	78	19	45	3	86	12	243
PARKING PROVIDED							263

SPACES REMAINING AVAILABLE 20

BarreGraff I LLC
Doing Business as Pure Barre Blaine
Margaret Graff
79 Western Ave N #308
St Paul, MN 55102

May 15, 2019

RE: Specifications for tenant lease space at: **10450 Baltimore Street, Suite 120, Blaine, MN 55449**

To whom it may concern,

This correspondence is to serve as an outline for the proposed Pure Barre studio at 10450 Baltimore St, Suite 120, Blaine, MN. The information provided is not a required layout by the Pure Barre brand, but is the desired layout and functionality as proposed by the business plan of the studio owner and Pure Barre corporate.

General Concept: Pure Barre is a total body workout that utilizes a ballet barre to preform small, isometric movements to burn fat and sculpt long, lean muscles. The low impact nature of the movements allows people of all ages and fitness abilities to partake in the exercises.

Training Concept: Pure Barre is not an open studio. All clients participate in the exercise during pre-set class times and do not work out unattended. All classes are taught by a certified Pure Barre instructor.

Class Concept: Classes would average 10-12 persons. We would run up to seven classes per day Monday-Friday and four classes on Saturdays and Sundays.

The following are the basic requirements for the facility build out and premise:

- ☐ A reception area with room for retail and storage cubbies for clients during class.
- ☐ A restroom will be required for client and employee use.
- ☐ A studio with approximately 800 sq feet of space.
- ☐ Parking must be able accommodate up to around 12-14 vehicles at various times throughout the day. The classes would be no longer than 50 minutes leaving time in between classes so we are not doubling up on parking spaces.
- ☐ The largest class sizes are during the morning hours when more parking is available.

The following are the basic requirements and equipment necessary to maximize the available space:

- ☐ Ballet barres along the walls of the studio space with two walls mirrored.
- ☐ Brackets along baseboard molding to be used in reform classes.
- ☐ Studio floor covered with padded carpet.

Business Operations: As outlined in the business plan, the owner will be one of an anticipated seven instructors, one sales manager, and two to three front desk sales associates hired on by studio opening. As memberships grow, additional instructors will be hired on and certified via the existing Pure Barre training and certification process. Additional front desk sales associates will be added as needed.

I am the point of contact for the above information. If there are any questions or concerns of the above mentioned, I can be any time and contacted by phone at 651.587.5606

Thank you,

Margaret Graff
BarreGraff I LLC
Owner

Phone: 651.587.5606
Email: mgraft@purebarre.com