

A RARE AND EXCLUSIVE OPPORTUNITY IN OLD TOWN SAGINAW

WELCOME TO WEST BANK LOFTS



WEST BANK LOFTS

Old Meets New
In The Heart of Old Town

Imagine living where Saginaw first began . . . in a beautifully restored landmark from the late 1800s . . . where historic architecture meets modern luxury.

Step inside and discover expansive, open floor plans with designer-inspired finishes.

Enjoy the convenience of an attached garage with two parking spaces and personal storage included with every residence.

Relax on the rooftop deck, taking in panoramic views of the Saginaw River.

And when you're ready to explore, the very best of Old Town awaits just outside your door.

This is West Bank Lofts — a truly unique opportunity to live history in style.

Located in the iconic building at the corner of Court and South Hamilton Streets, West Bank Lofts features:

- 11 distinctive residences on the second and third floors, ranging from 995 to 2,454 square feet
- 4 prime commercial spaces on the first floor

NOW'S THE TIME TO CHOOSE YOUR
FAVORITE UNIT . . . *WHILE THEY LAST.*

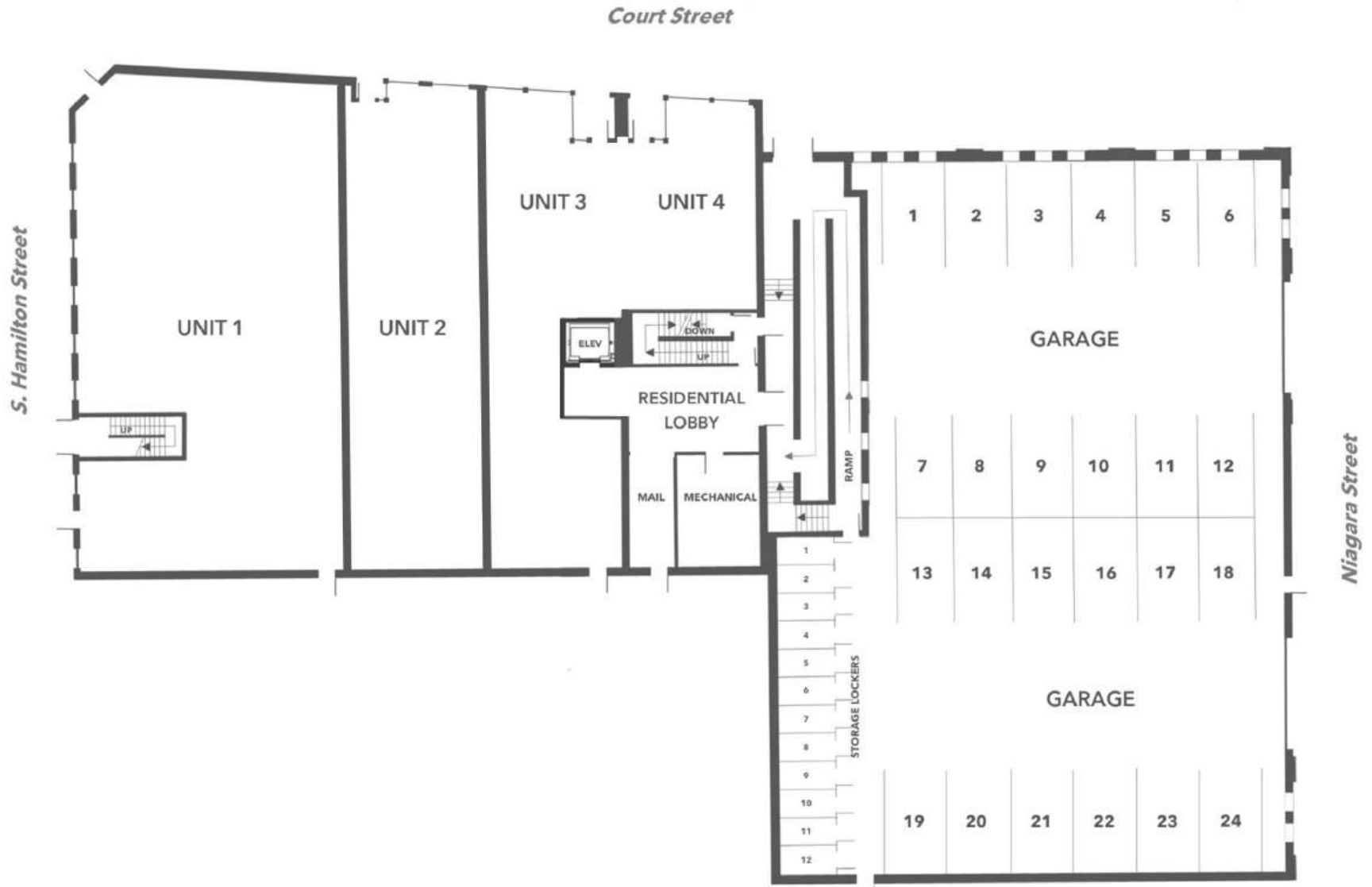
For more information, please contact:

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WEST BANK LOFTS
Old Town Saginaw

FLOOR 1

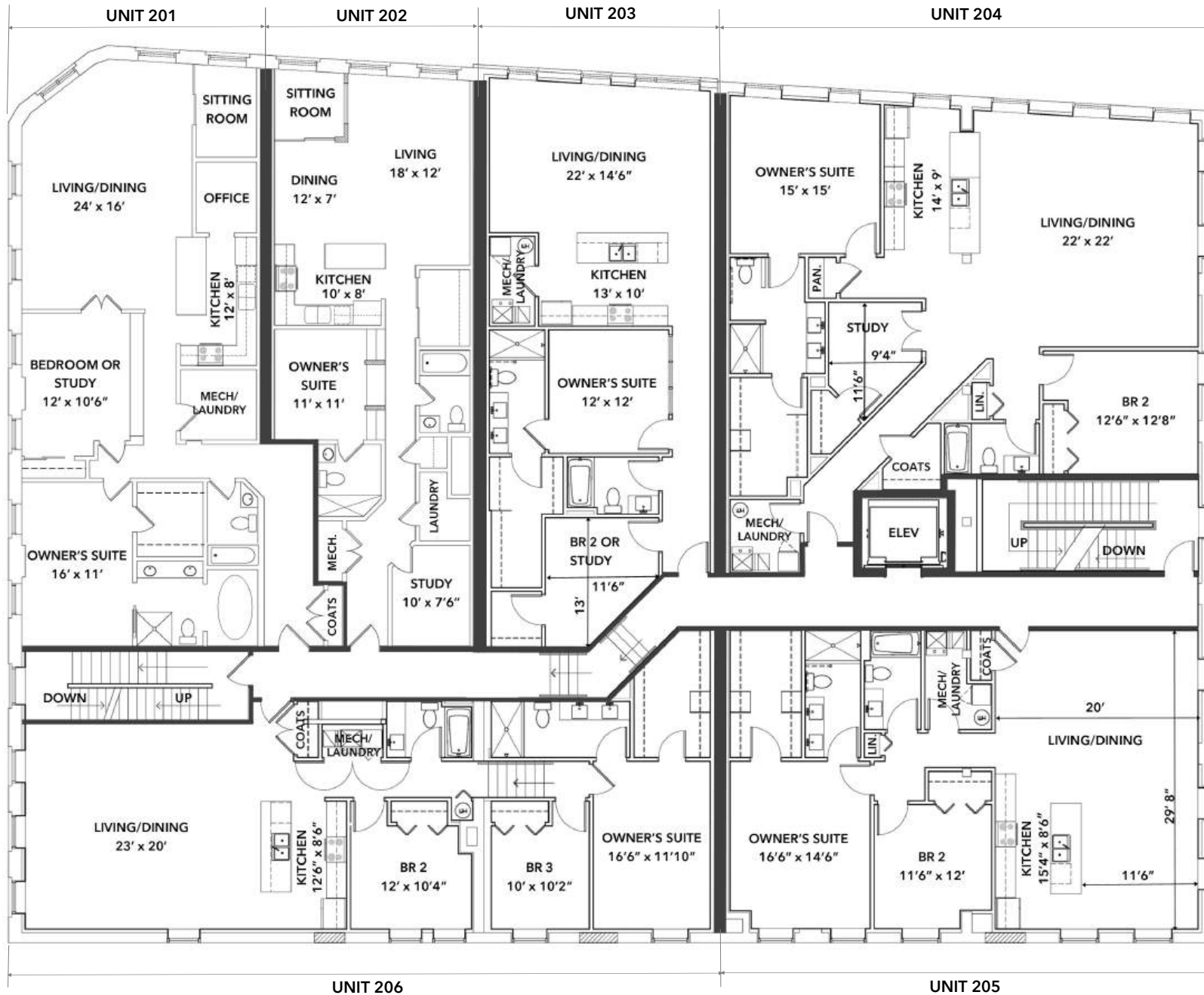
Parking Garage and
Commercial Spaces



WEST BANK LOFTS

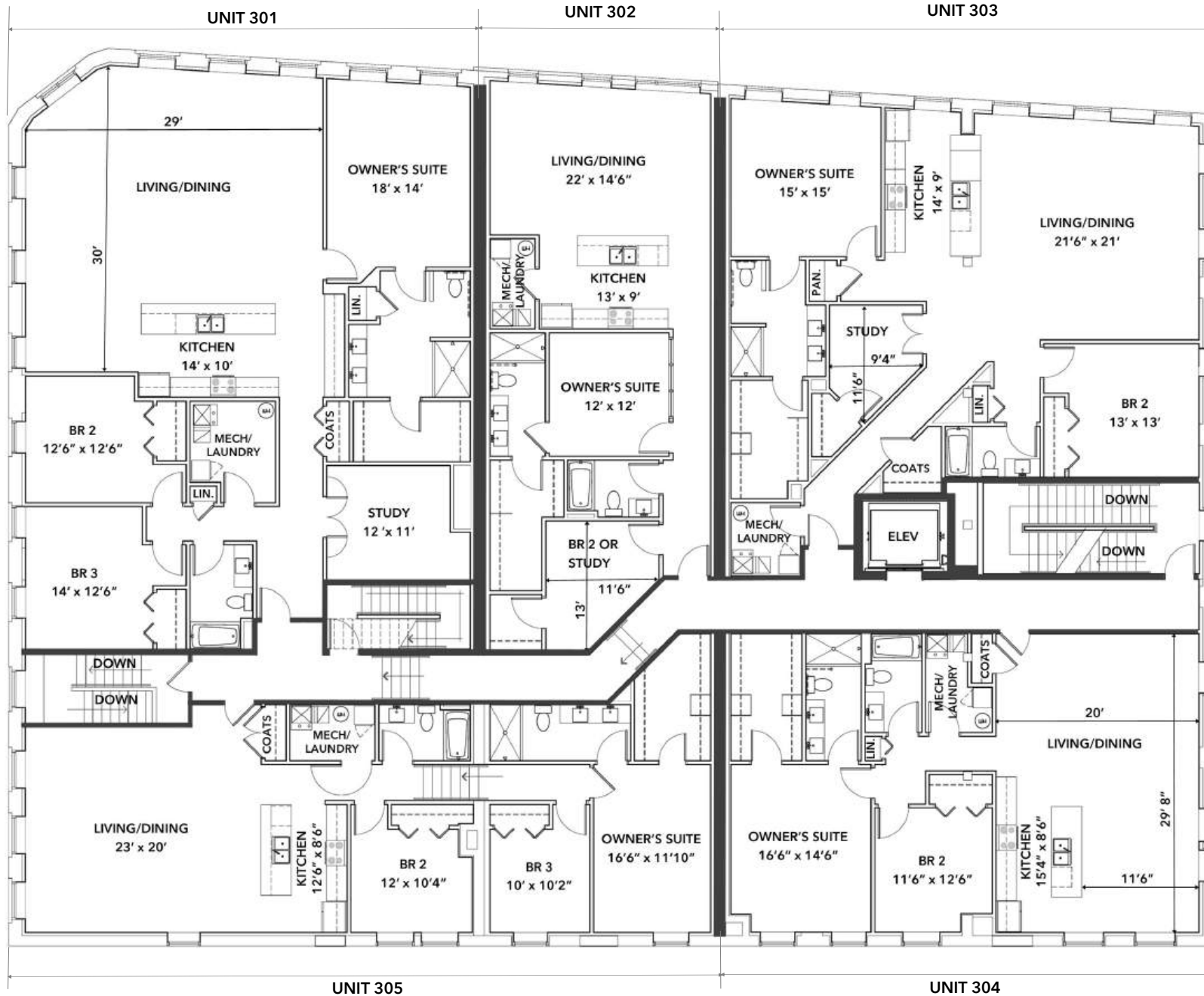
Old Town Saginaw

FLOOR 2



NOTE: Dimensions are approximate and may vary with actual construction.

The developer reserves the right to make additions, deletions, and modifications to the floorplans as the developer or architect may deem necessary.



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Building Features

- Lobby for residences with remote entry system
- Elevator for residences
- Heated parking garage with two spaces for residences
- Secure storage lockers for residences
- Rooftop deck overlooking the river for residents
- High speed Internet and cable

Residence Features

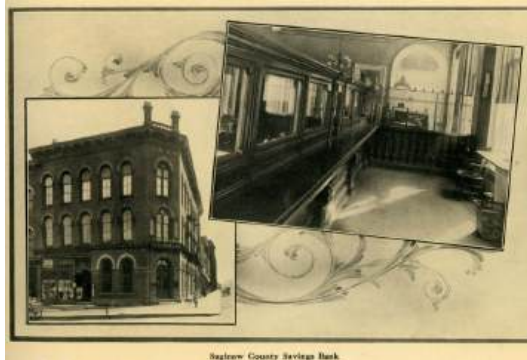
- Meticulously designed open floor plans with generous closets
- Ceiling heights range from approximately 9' to over 15'
- Full plywood construction cabinetry with undercounter lighting
- Granite or quartz countertops
- Refrigerator, gas range, dishwasher, microwave, washer and dryer
- Undermount sinks in kitchen and baths
- Delta bath faucets including hand held sprayer in owner's bath
- American Standard Ever Clean toilet
- Tile baths and shower surrounds including frameless glass shower enclosure in owner's bath
- Bath mirrors and bath accessories
- Hardwood flooring in living areas
- Surface mount LED lights throughout
- 96% high efficiency furnace and air conditioning

Certain finishes may be customized.

ON THE VERY SITE WHERE SAGINAW BEGAN . . .



ICONIC BUILDINGS ROSE:



TODAY'S WEST BANK LOFTS.



AND IT PUTS VIBRANT LIVING RIGHT OUTSIDE YOUR DOOR.

In 1822 — where Court and Hamilton Streets now intersect — the U.S. Military established a fort but abandoned it within a year.

Fur traders and farmers quickly took over the buildings and a small settlement took root: Saginaw.

Soon, the lumber industry was born, the city's population exploded, and with it, the demand for goods and services.

All around the site of the original fort — in the area now known as Old Town Saginaw — buildings sprouted to accommodate the needs of the young city's growing populace.

Among the first, completed in 1869, was an elegant building at the corner of Court and S. Hamilton Streets. At the same time, two buildings behind it were constructed facing Court Street.

For many years, these three buildings were home to a variety of thriving businesses. Today, they form West Bank Lofts.

In 2006, Jakes Old City Grill opened on the first floor of the building on the corner of Court and Hamilton Streets, but the first floor of the other two buildings and the second and third floors of all three sat empty.

That's changing as extensive renovations have breathed new life into Old Town's most iconic buildings, joining others that have made Old Town the vibrant area that it is.

Today, Old Town teems with an array of casual and connoisseur eateries that serve a range of delicious fare . . . with taverns that create craft cocktails and pour local brew . . . with mouth-watering pastries baked daily.

Charming shops line sidewalks that beckon leisurely walks or morning runs. And the Saginaw River is yours for the gazing.

When you live or work in West Bank Lofts, the very best of vibrant Old Town Saginaw really *is* just outside your door.

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PRICING AND AVAILABILITY

<u>RESIDENCE</u>	<u>DESCRIPTION</u>	<u>SQ. FT. *</u>	<u>PRICE**</u>
Unit 201	2 BR/2 BA with study	1457	Sold
Unit 202	1 BR/2BA with study	995	\$225,000
Unit 203	2 BR/2 BA	1167	\$265,000
Unit 204	2 BR/2 BA with study; river view	1810	\$470,000
Unit 205	2 BR/2 BA; river view	1364	\$365,000
Unit 206	3 BR/2 BA	1487	\$355,000
Unit 301	3 BR/2 BA with study; one of a kind	2454	\$725,000
Unit 302	2 BR/2 BA	1169	\$275,000
Unit 303	2 BR/2 BA with study; river view	1806	Sold
Unit 304	2 BR/2 BA; river view	1364	\$375,000
Unit 305	3 BR/2 BA	1503	\$365,000

*Square footage is approximate.

** Prices and availability subject to change.

COMMERCIAL:

Unit 1: Leased to Jake's Old City Grill

Unit 2: For Sale, please call or email for details.

Units 3 and 4: Reserved.

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