

COMING TO OLD TOWN SAGINAW:
A RARE, LIMITED AND UNIQUE
OPPORTUNITY.

IT'S CALLED WEST BANK LOFTS.



WEST BANK LOFTS

Old Town Saginaw

Imagine living or working on the very site where Saginaw began. . . . in a fully renovated historic building . . . where exciting, open floorplans merge with designer-inspired finishes in every residence . . . and where the very best of Old Town is just outside your door.

That's West Bank Lofts. And it's what makes this opportunity unique.

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

- ◆ 4 commercial spaces on the first floor
- ◆ 11 residences on the second and third floors ranging from 995 to 2454 square feet

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

For more information, please contact:

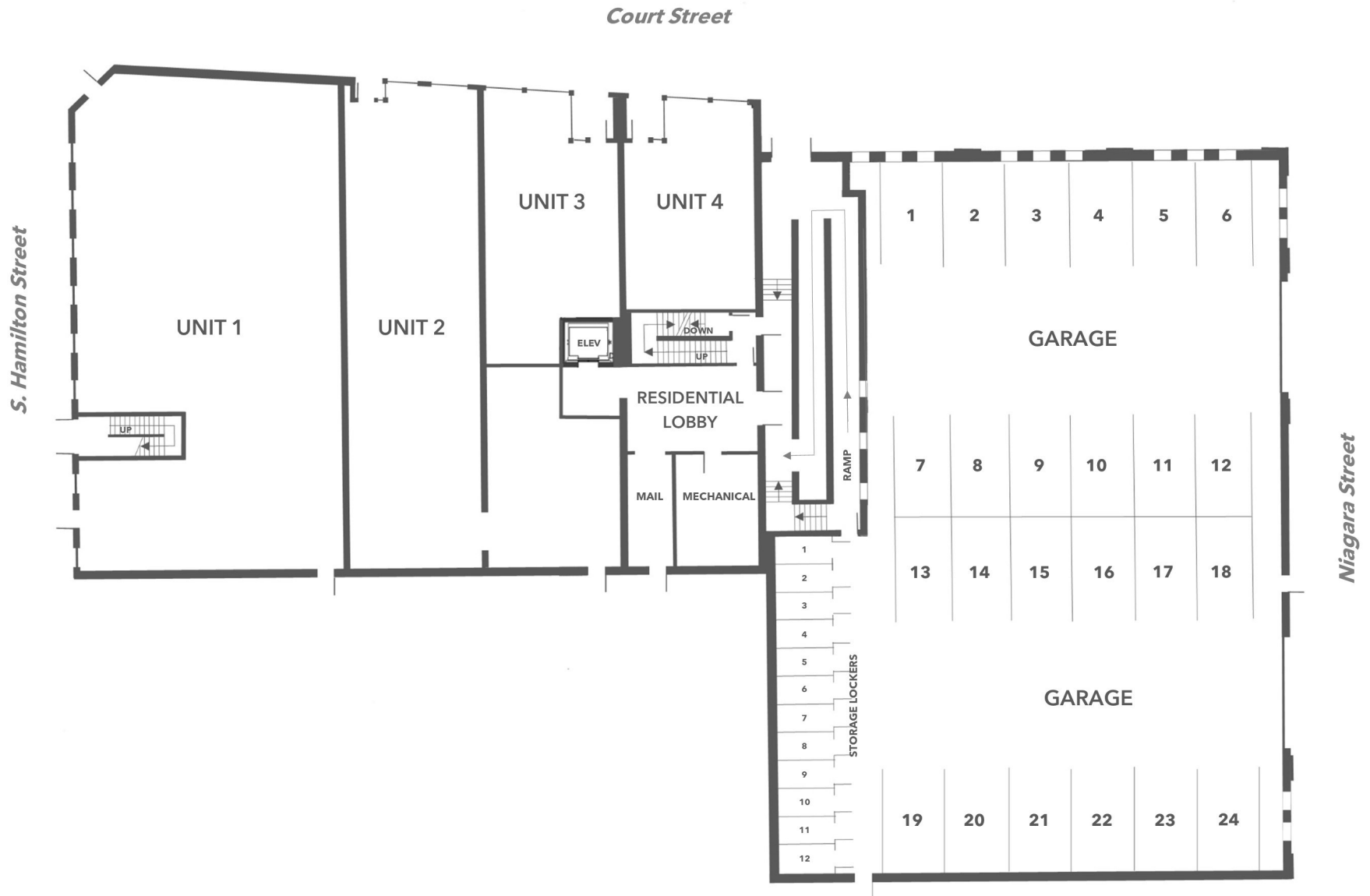
Betsy de Parry
Old Town Saginaw Properties
(989) 522-0202
betsy@saginawproperties.net

WEST BANK LOFTS

Old Town Saginaw

FLOOR 1

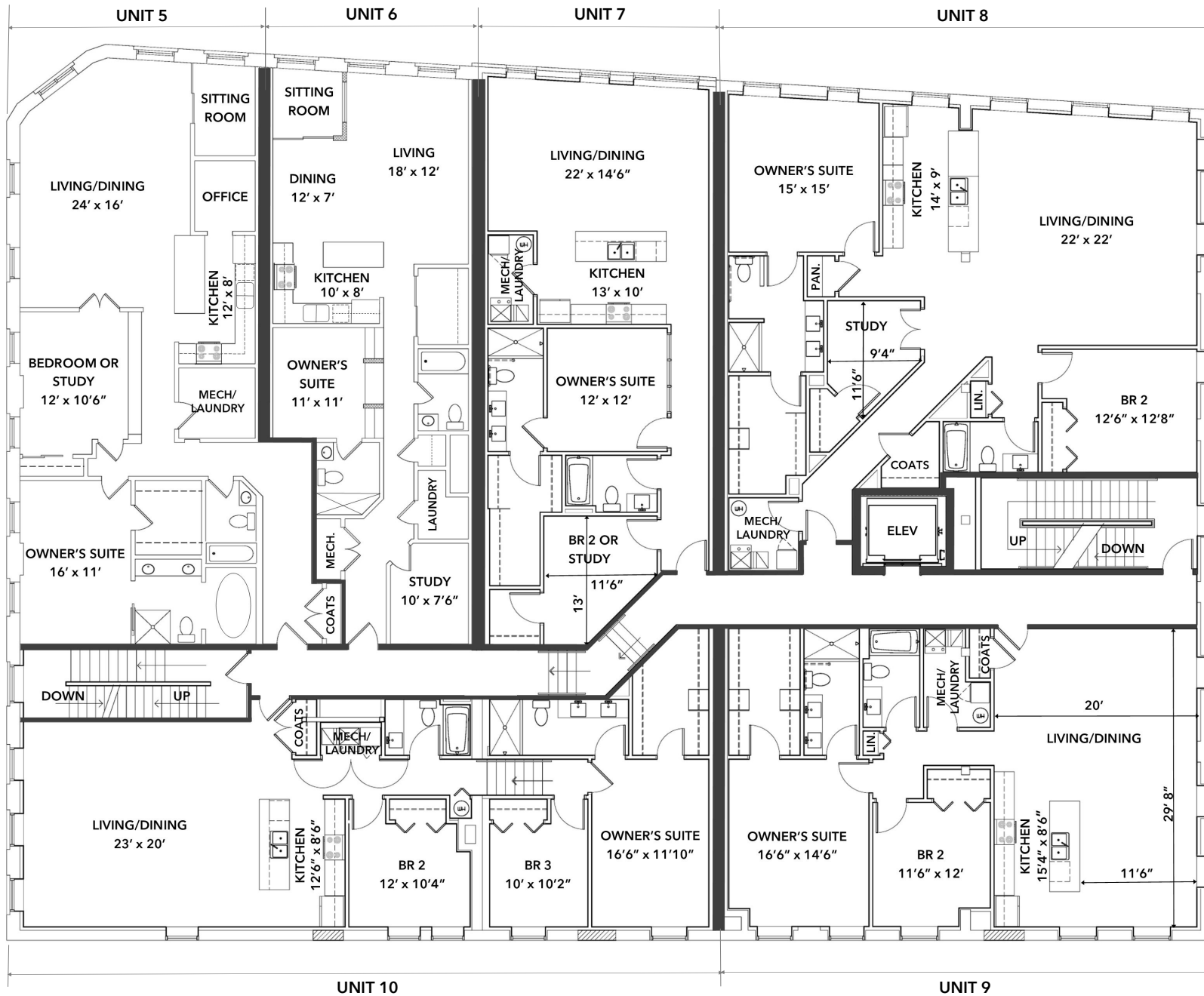
Parking Garage
And Commercial Units



WEST BANK LOFTS

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FLOOR 2 Residences



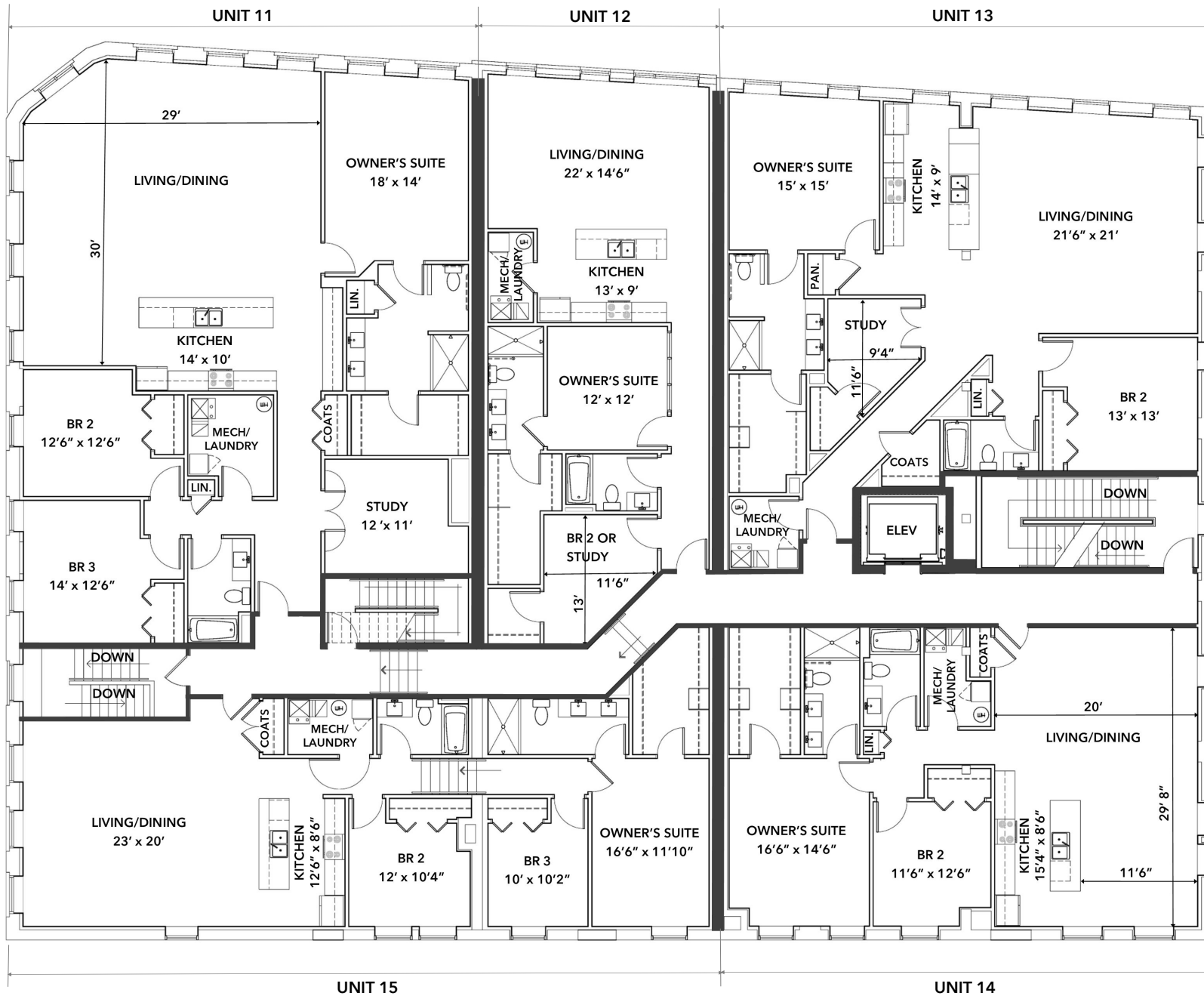
NOTE: Dimensions are approximate and may vary with actual construction.

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

WEST BANK LOFTS

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FLOOR 3 Residences



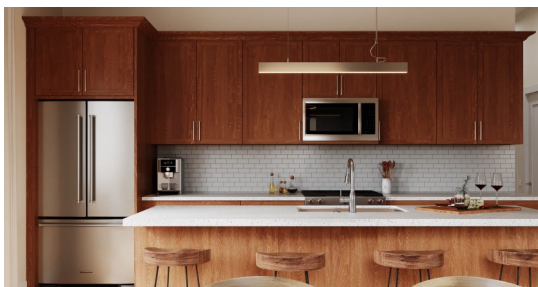
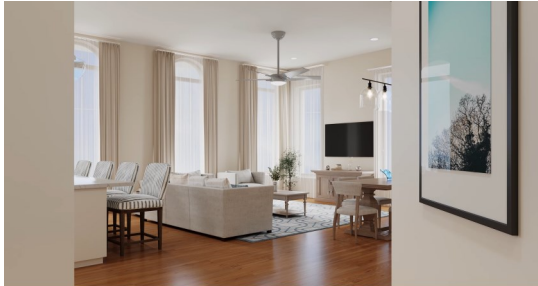
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RESIDENCE FEATURES



Building Features

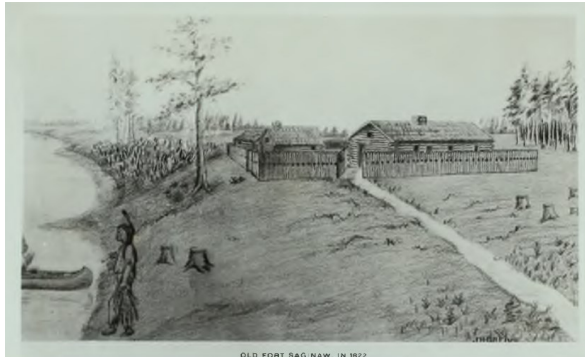
- Lobby for residences with remote entry system
- Elevator for residences
- Heated parking garage with two spaces for residences
- Secure storage lockers for residences
- High speed Internet and cable

Residence Features

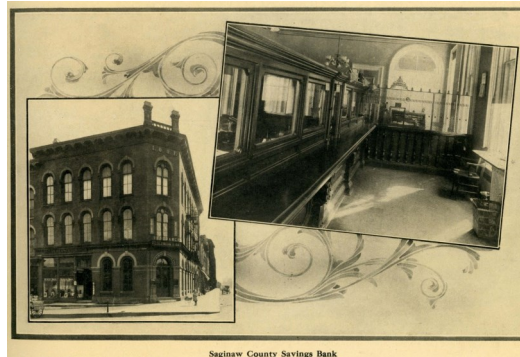
- Meticulously designed open floor plans with generous closets
- Ceiling heights range from approximately 9' to over 13'
- Full plywood construction cabinetry with undercounter lighting
- Quartz countertops
- GE stainless steel appliances
- GE washer and dryer
- Undermount sinks in kitchen and baths
- Delta bath faucets including hand held sprayer in owner's bath
- American Standard Ever Clean toilets
- Tile baths and shower surrounds including frameless glass shower enclosure in owner's bath
- Hardwood flooring in living areas
- Surface mount LED lights throughout and lighting fixtures
- 96% high efficiency furnace and air conditioning
- High efficiency hot water heater

Certain finishes may be customized.

ON THE VERY SITE WHERE SAGINAW BEGAN . . .



AN ICONIC BUILDING 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 was a building at 315 Court Street, built in 1859. It was followed in 1869 by an elegant building at the corner of Court and Hamilton Streets. In 1884, a building 311 Court Street was constructed.

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 had long sat empty.

That's changing as extensive renovations breathe new life into Old Town's most iconic building, 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 even 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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PRELIMINARY PRICING

RESIDENCE	DESCRIPTION	SQUARE FEET*	PRELIMINARY PRICE
Unit 5	2 BR/2 BA with office	1457	Reserved
Unit 6	1 BR/2 BA with study	995	Reserved
Unit 7	2 BR/2 BA	1167	\$240,000
Unit 8	2 BR/2BA with study; river view	1810	\$435,000
Unit 9	2 BR/2 BA; river view	1364	\$325,000
Unit 10	3 BR/2 BA	1487	\$320,000
Unit 11	3 BR/2 BA with study	2454	Reserved
Unit 12	2 BR/2 BA	1169	\$260,000
Unit 13	2 BR/2BA with study; river view	1806	Reserved
Unit 14	2 BR/2 BA; river view	1364	\$345,000
Unit 15	3 BR/2 BA	1503	\$340,000

* Square footage is approximate and based on net interior space.

COMMERCIAL

Unit 1: Leased (Jake's Old City Grill)

Unit 2: Reserved

Units 3 and 4: Please call or email for additional information.

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6/2/2023