



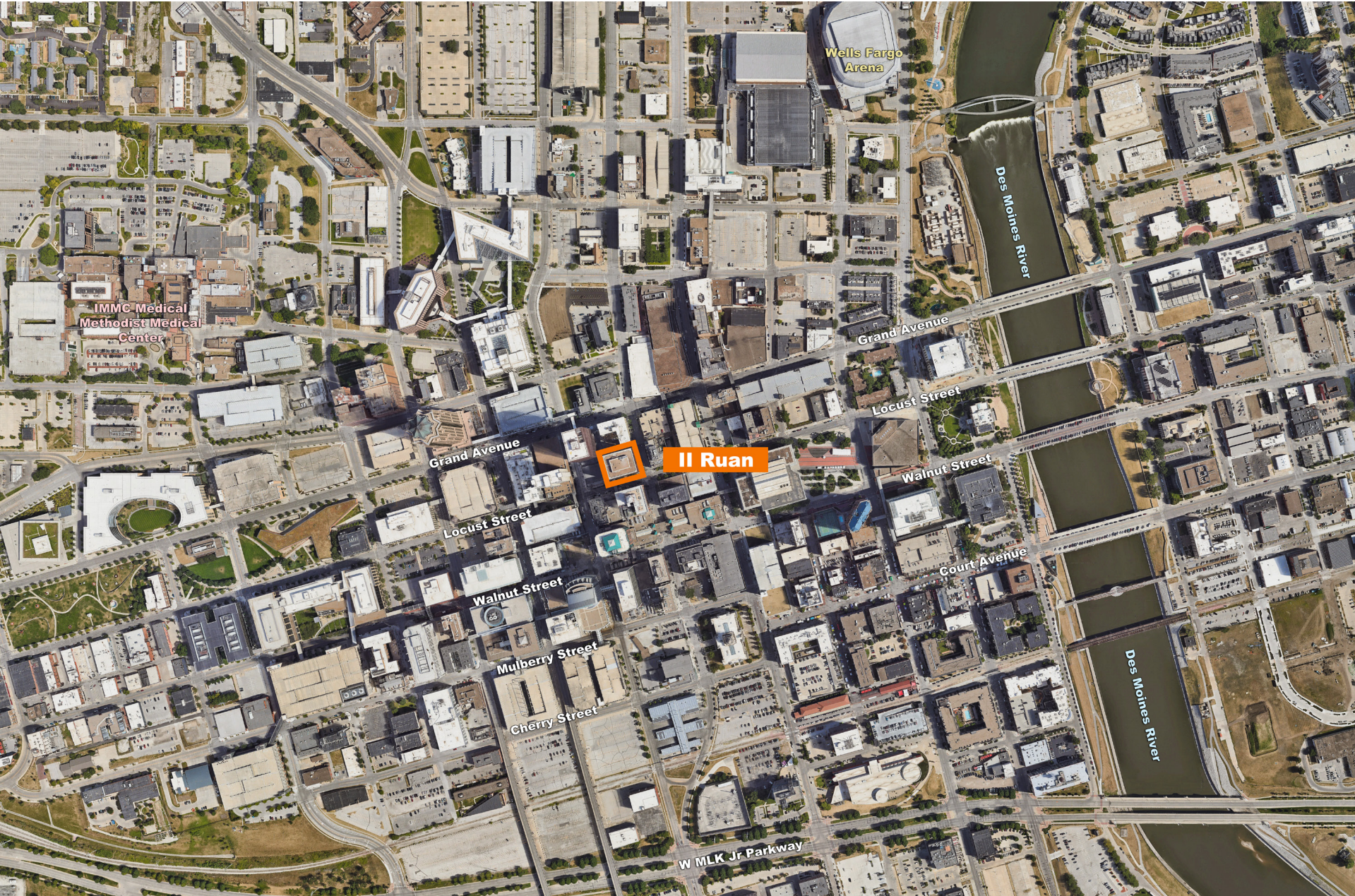
Il Ruan

Multifamily Development
Des Moines, Iowa

BLOCK

REAL ESTATE SERVICES, LLC

Aerial



Project Narrative

Two Ruan is a 14-story high rise located at the southeast corner of 6th and Locust Street. Constructed in 1981, the Carriers Building, now known as Two Ruan stands at 187 feet tall, matching the height and volumetrics of the older, neighboring high-rises, while continuing the modern aesthetic of the Ruan Center Complex. Two Ruan Center was originally developed by transportation magnate, real estate developer, and downtown booster, John Ruan.

Our proposal presents an exciting opportunity for the conversion of the existing vacant office building into 221 multifamily units while keeping Smokey D's BBQ and La Mie Elevate Restaurant on the skywalk level. The ground floor will be converted into resident amenity and office space, a portion of the skywalk level will be converted into amenity space and a handful of residential units while leaving the restaurant spaces untouched, levels three through fourteen will be comprised of residential units, and the penthouse will feature resident amenity space.

The scope of work will leave the exterior of the building as it is today while completing a full interior renovation including electrical, plumbing, and heating/cooling. Keeping the existing façade preserves the architectural heritage of the building and its history as part of

downtown's skyline. The interior systems upgrades will be adapted to meet new energy efficient standards when it comes to appliances, electrical, and the extensive upgrade of the old heating/cooling systems. Two Ruan is a testament to the sustainability of historic renovations, utilizing an existing structure, part of the DART program, providing EV chargers for residents, part of the skywalk, providing residents a bike room/repair station, and replacement of the old inefficient heat pump and compressor equipment. In total we anticipate the Two Ruan project to cost approximately \$81,000,000.

Two Ruan is a partnership between the Ruan family, Block Real Estate Services, LLC, and Foutch Brothers. Block Real Estate Services, LLC and Foutch Brothers completed a similar historic renovation of the neighboring Equitable Building in 2014-2016, converting the historic high-rise office building into 146 multifamily units and 26,000 SF of retail, restaurant, and office space. The remainder of the development team includes Neumann Brothers (General Contractor), GastingerWalker (Architect), IMEG (Engineer), and Block Multifamily Group (Property Manager).

Construction is anticipated to begin at the end of 2024, with completion anticipated in 2026.

Aerial



Aerial



Exterior



Exterior



Exterior



Rooftop



Rooftop



Penthouse Amenity Space



Resident Lounge



Co-Work Space



1 Bedroom



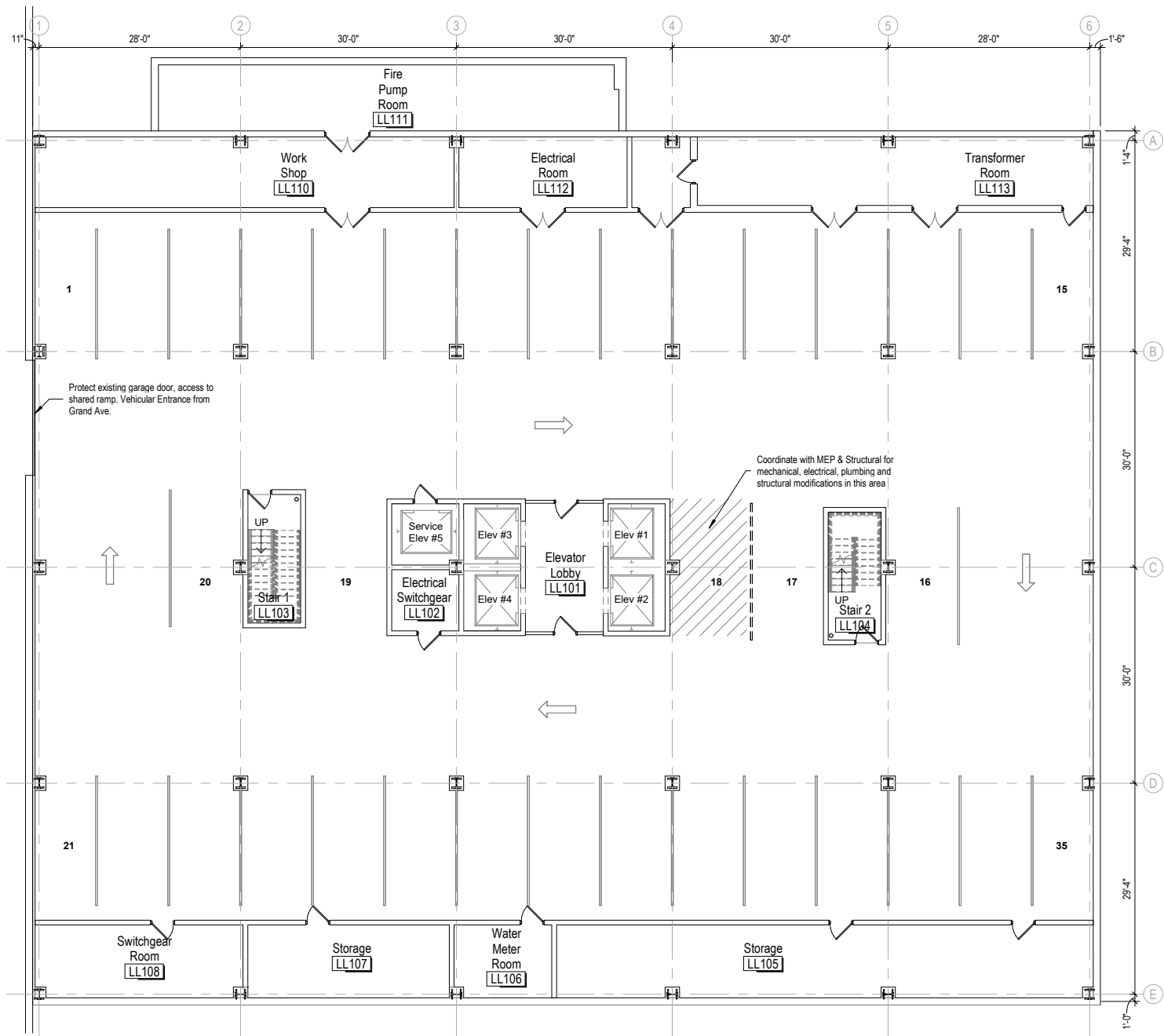
2 Bedroom



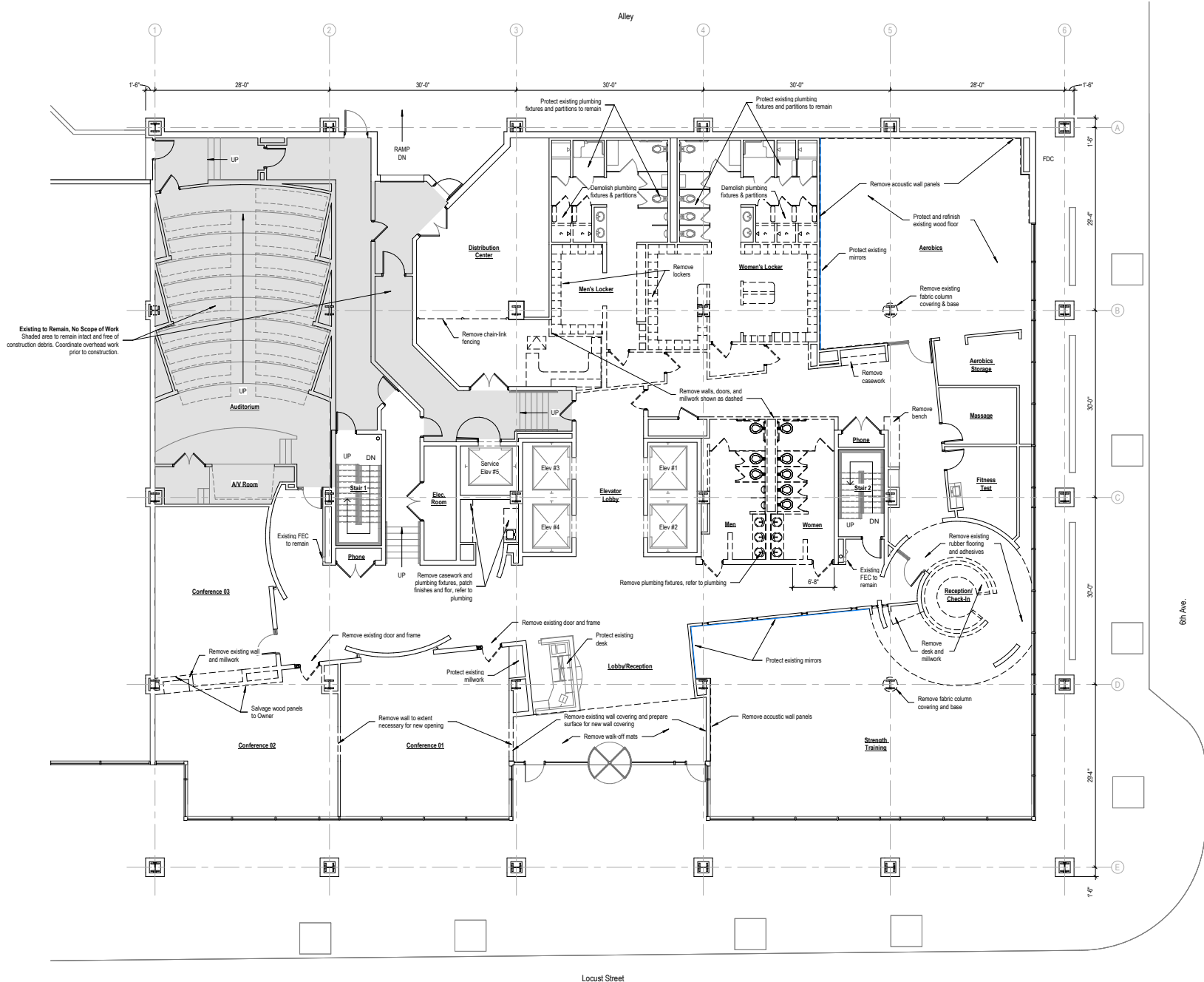
Rooftop Dog Park



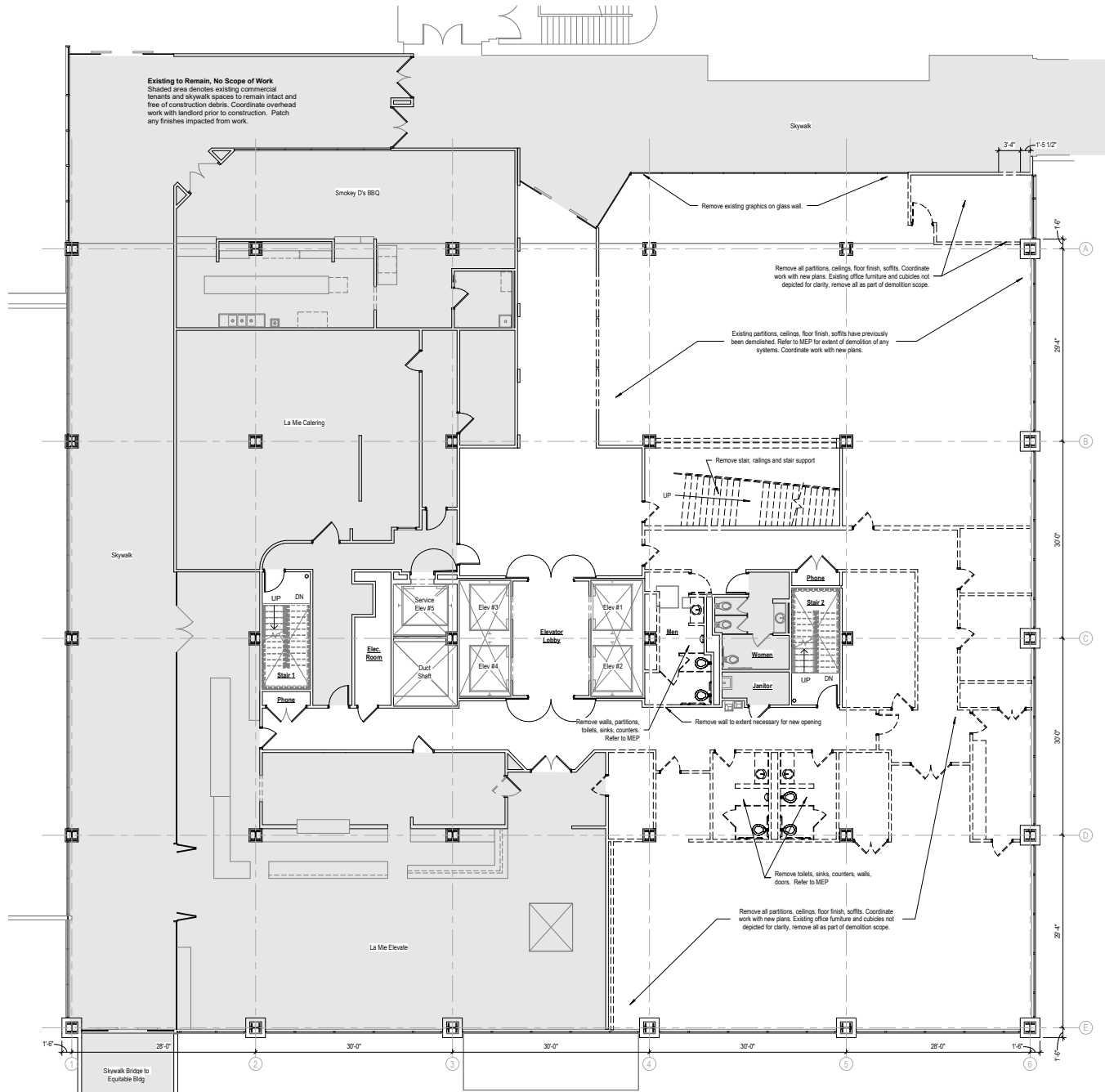
Lower Level - Demolition Plan



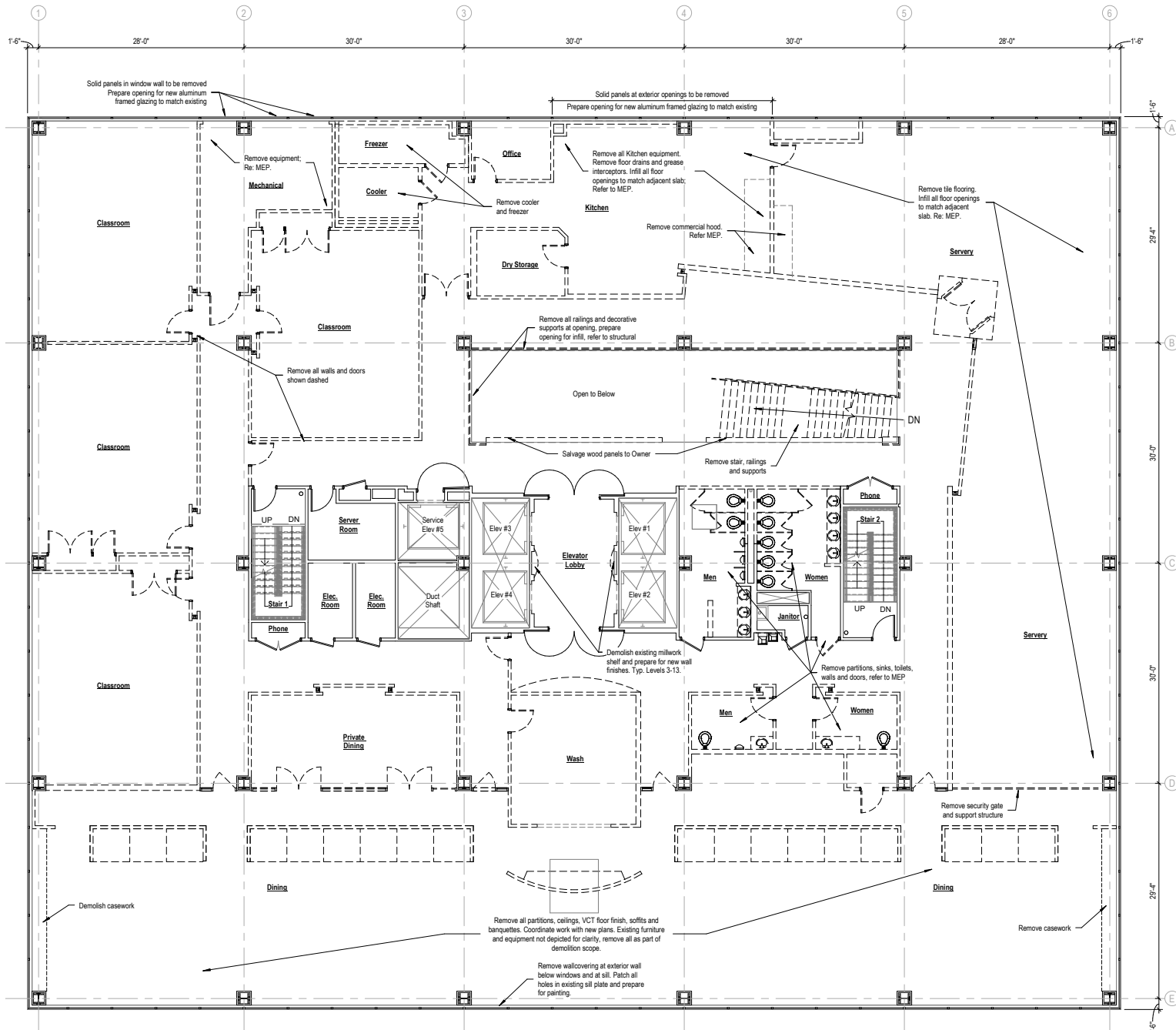
Level 1 - Demolition Plan



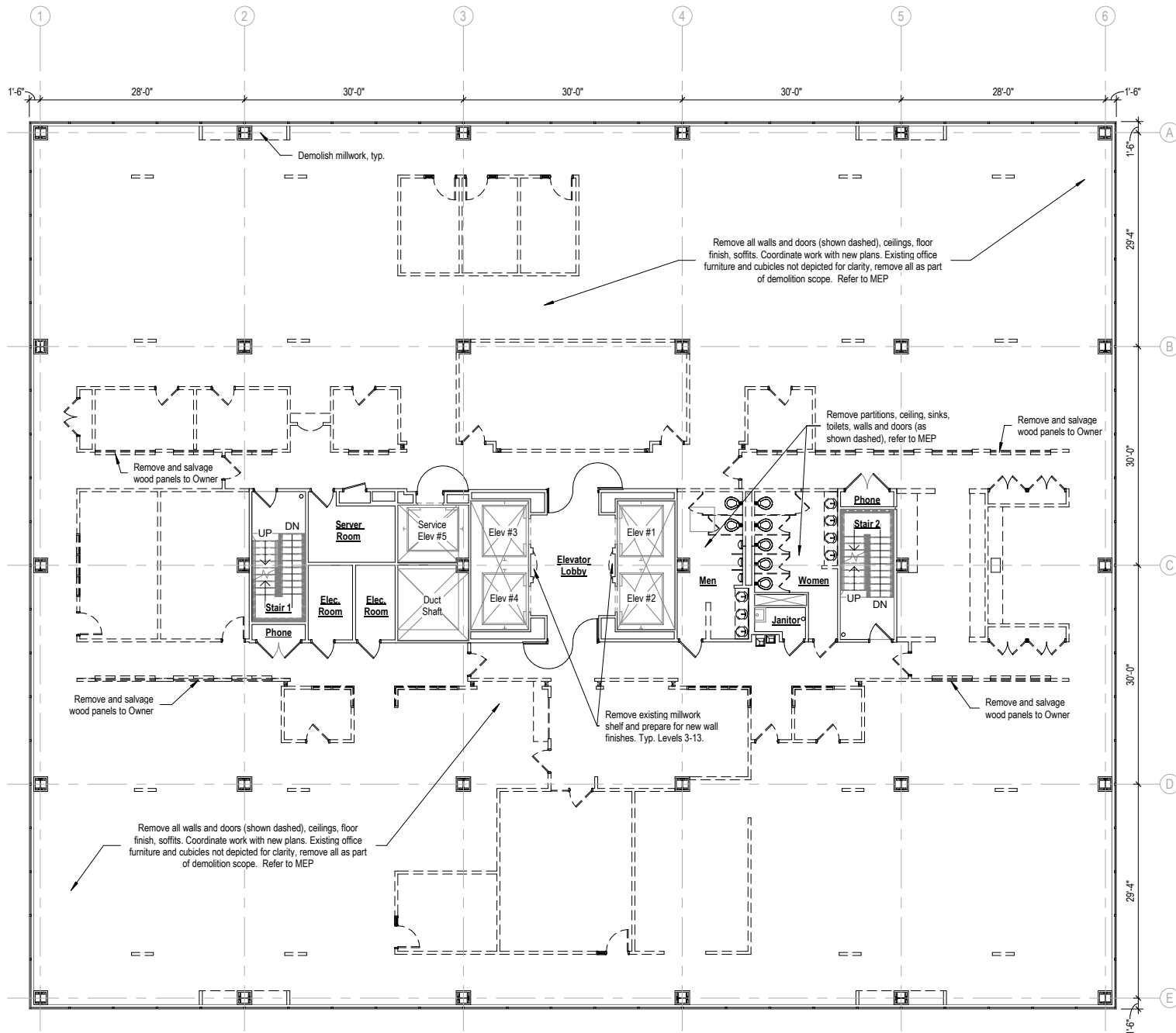
Level 2 - Demolition Plan



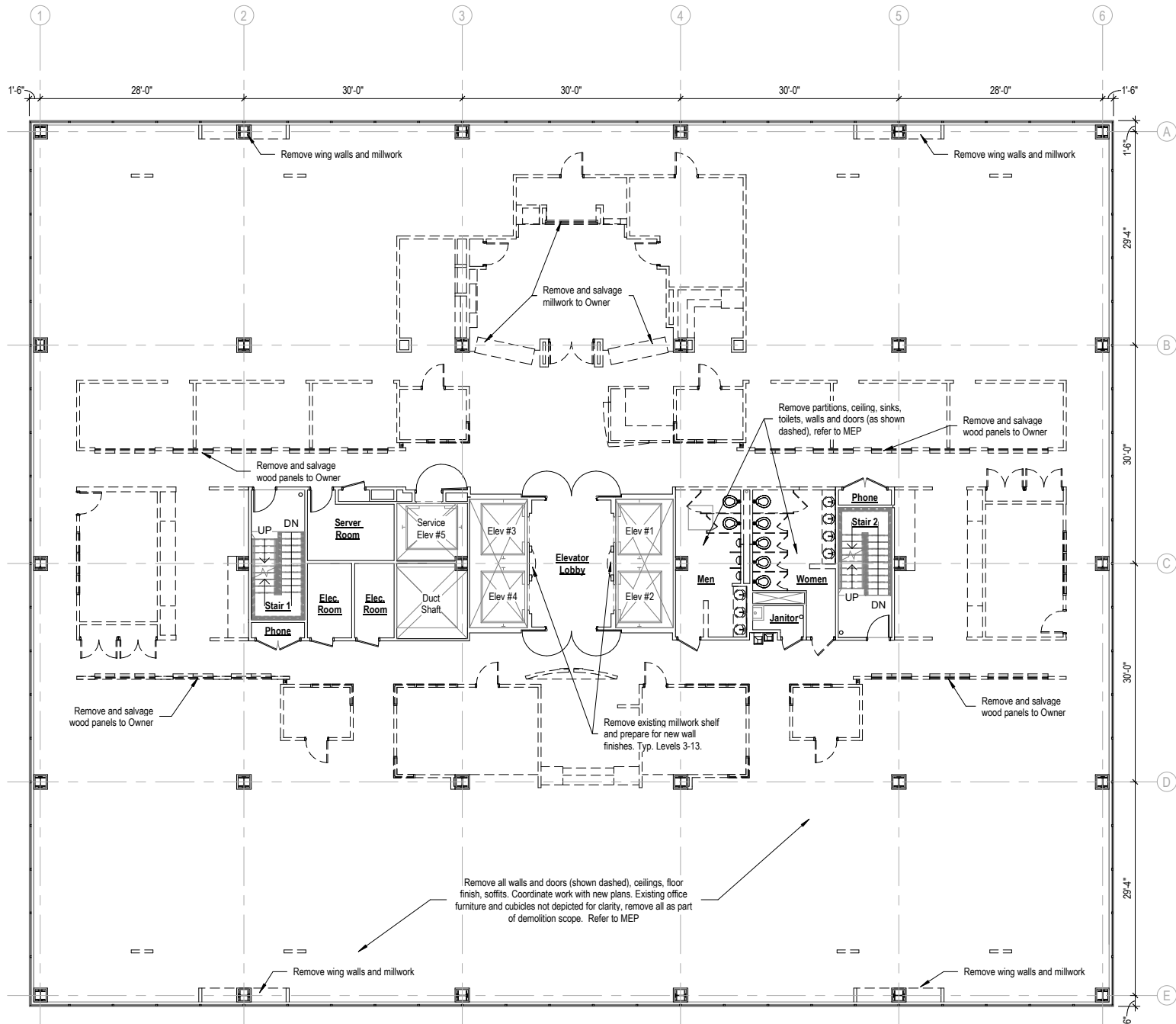
Level 3 - Demolition Plan



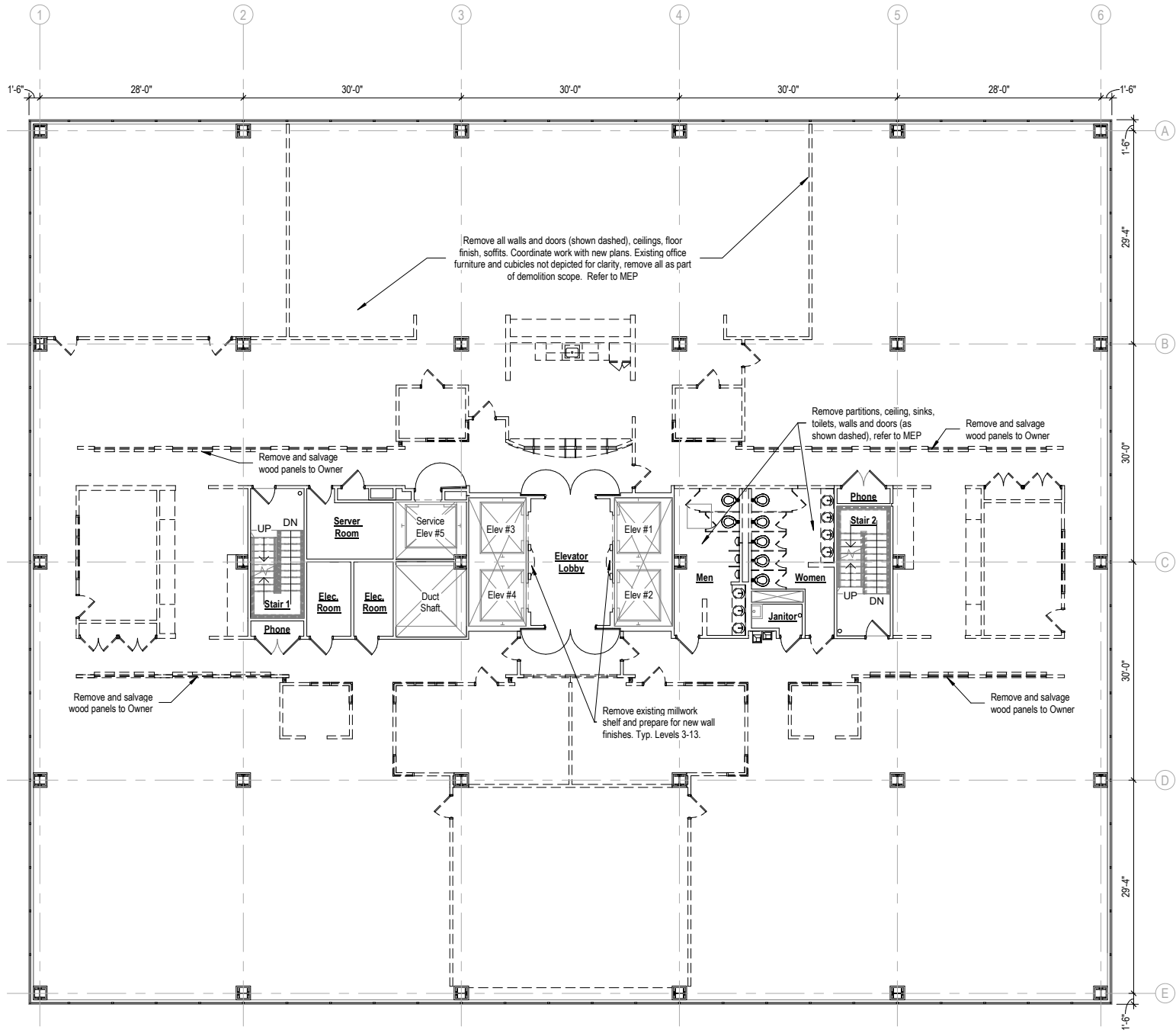
Level 4 - Demolition Plan



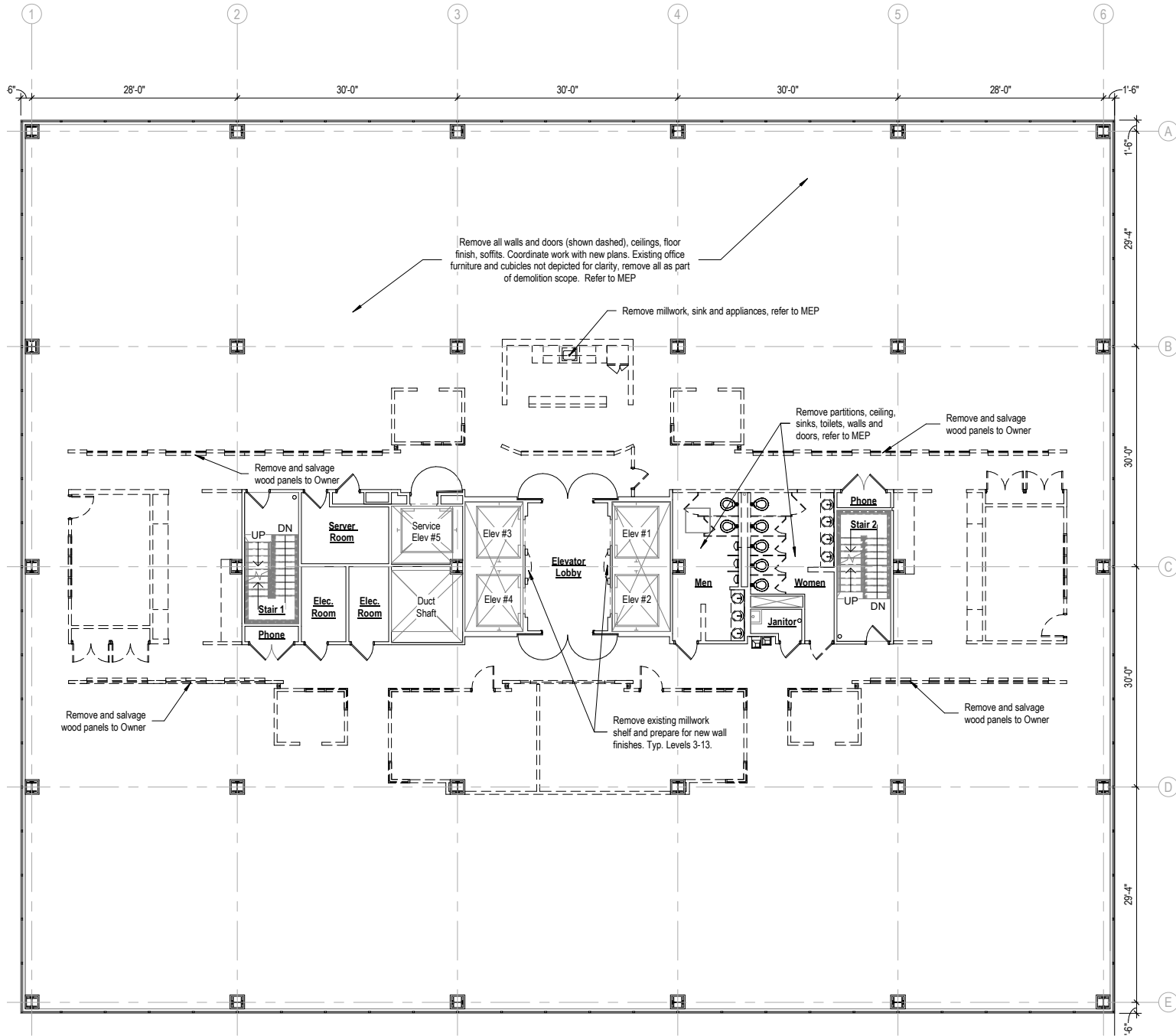
Level 5 - Demolition Plan



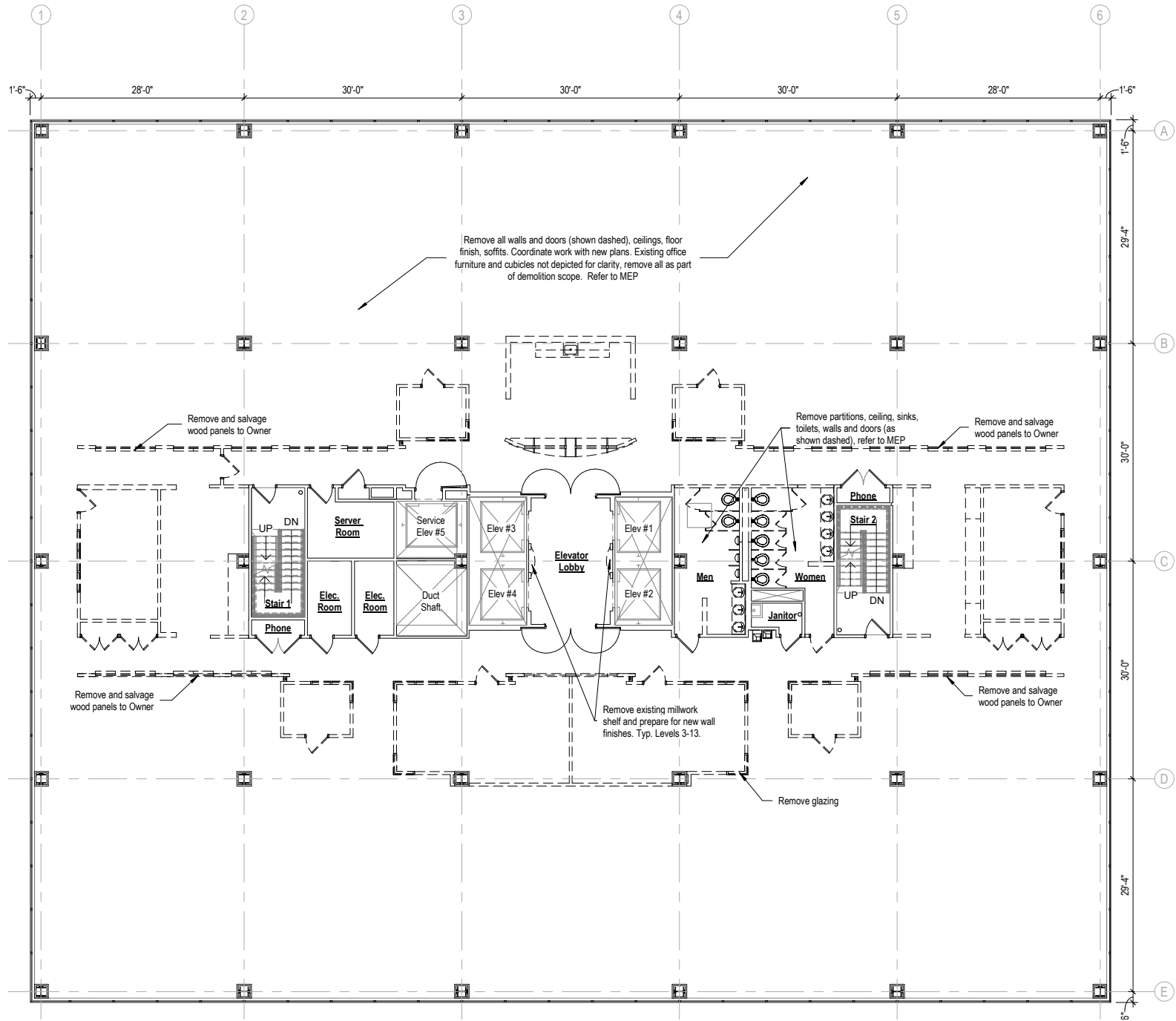
Level 6 - Demolition Plan



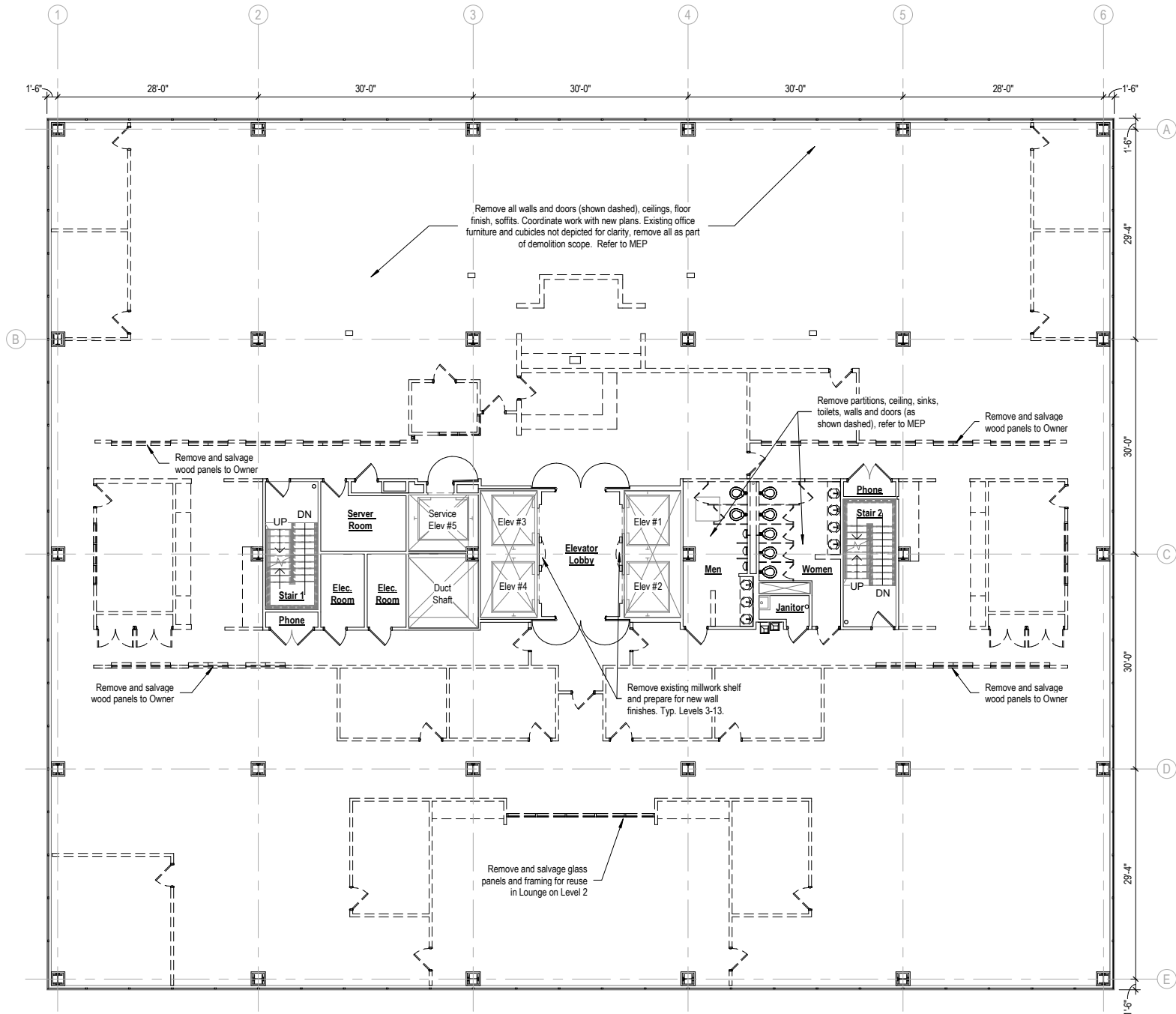
Level 7 - Demolition Plan



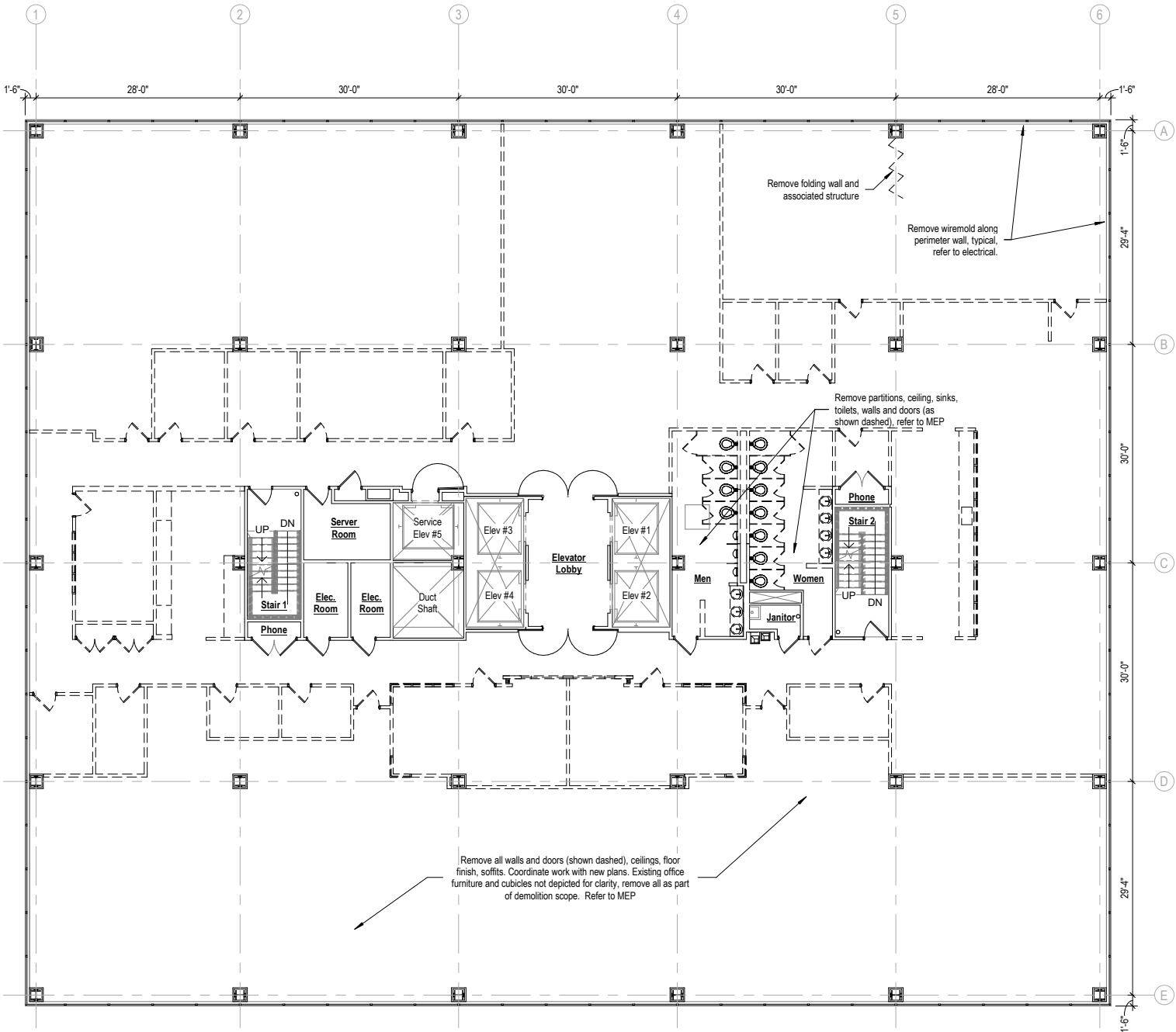
Level 8 - Demolition Plan



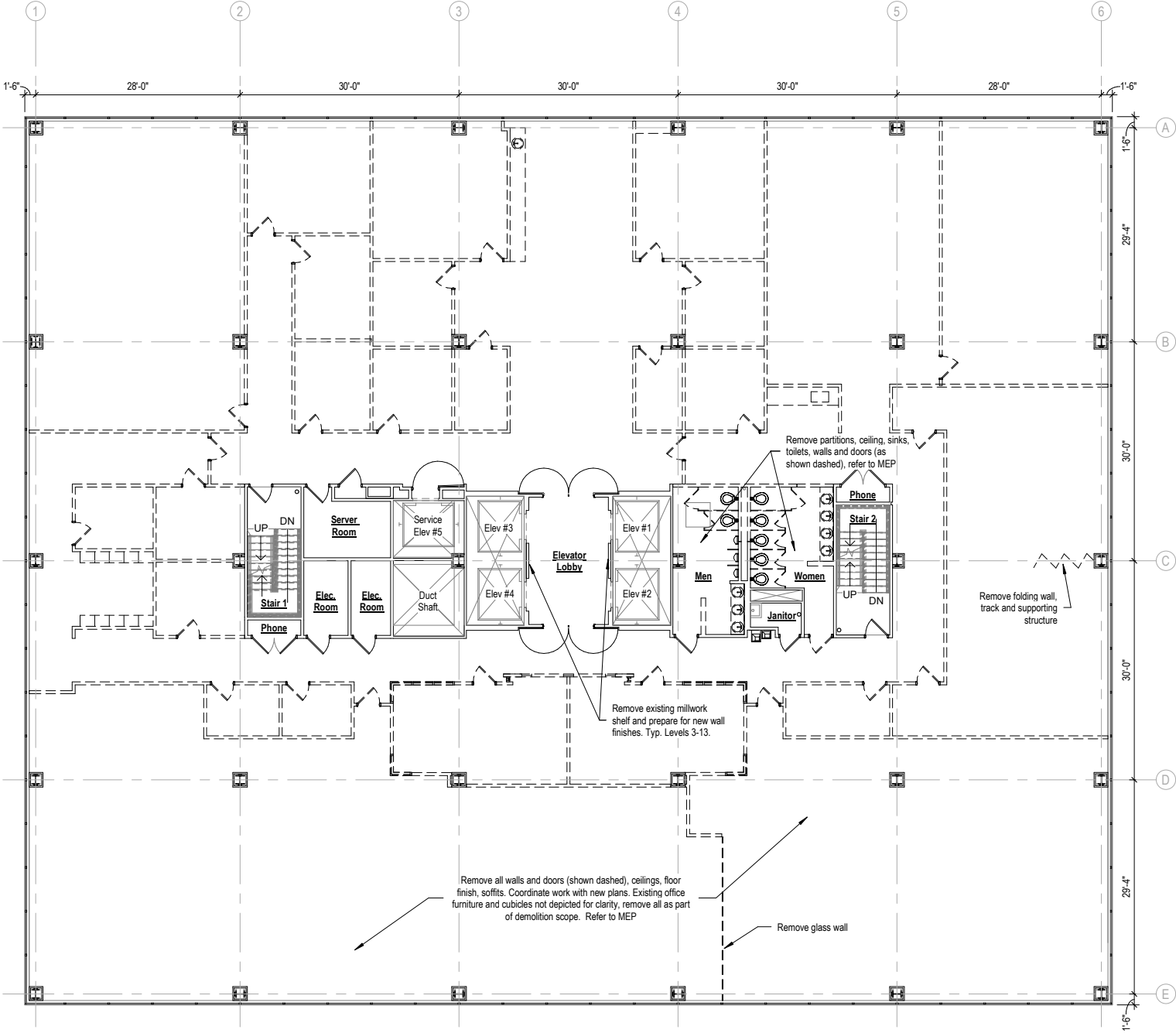
Level 9 - Demolition Plan



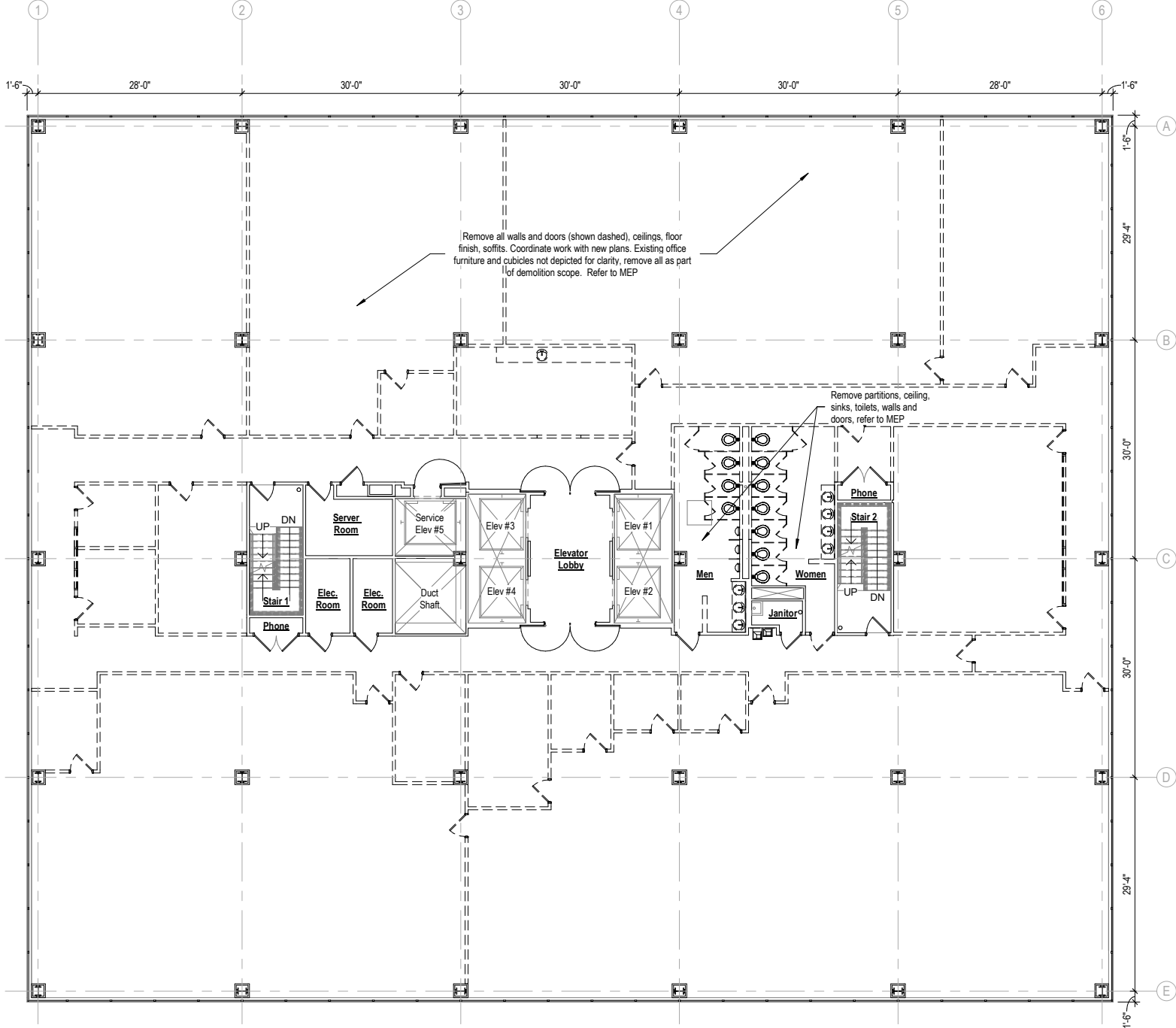
Level 10 – Demolition Plan



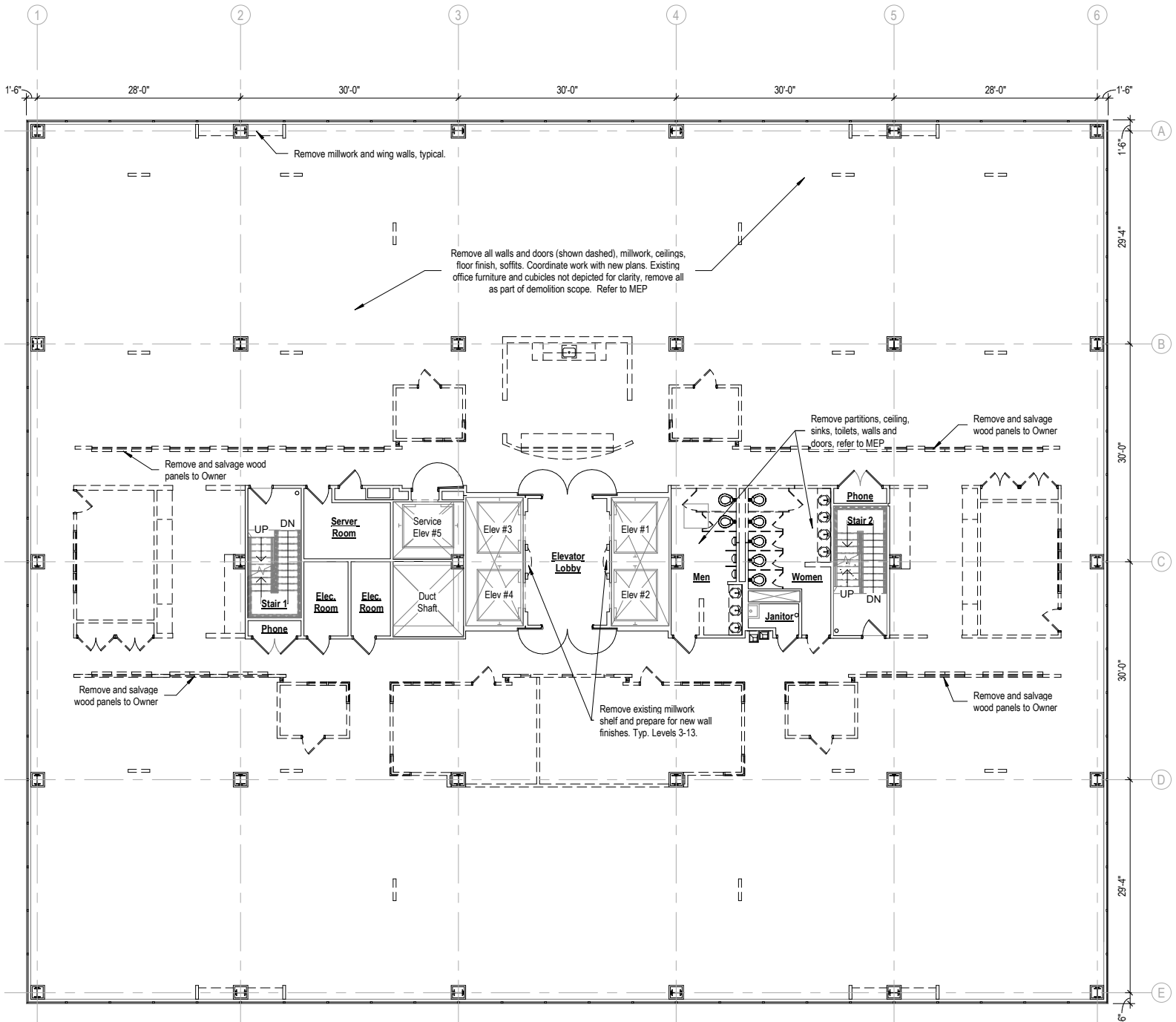
Level 11 - Demolition Plan



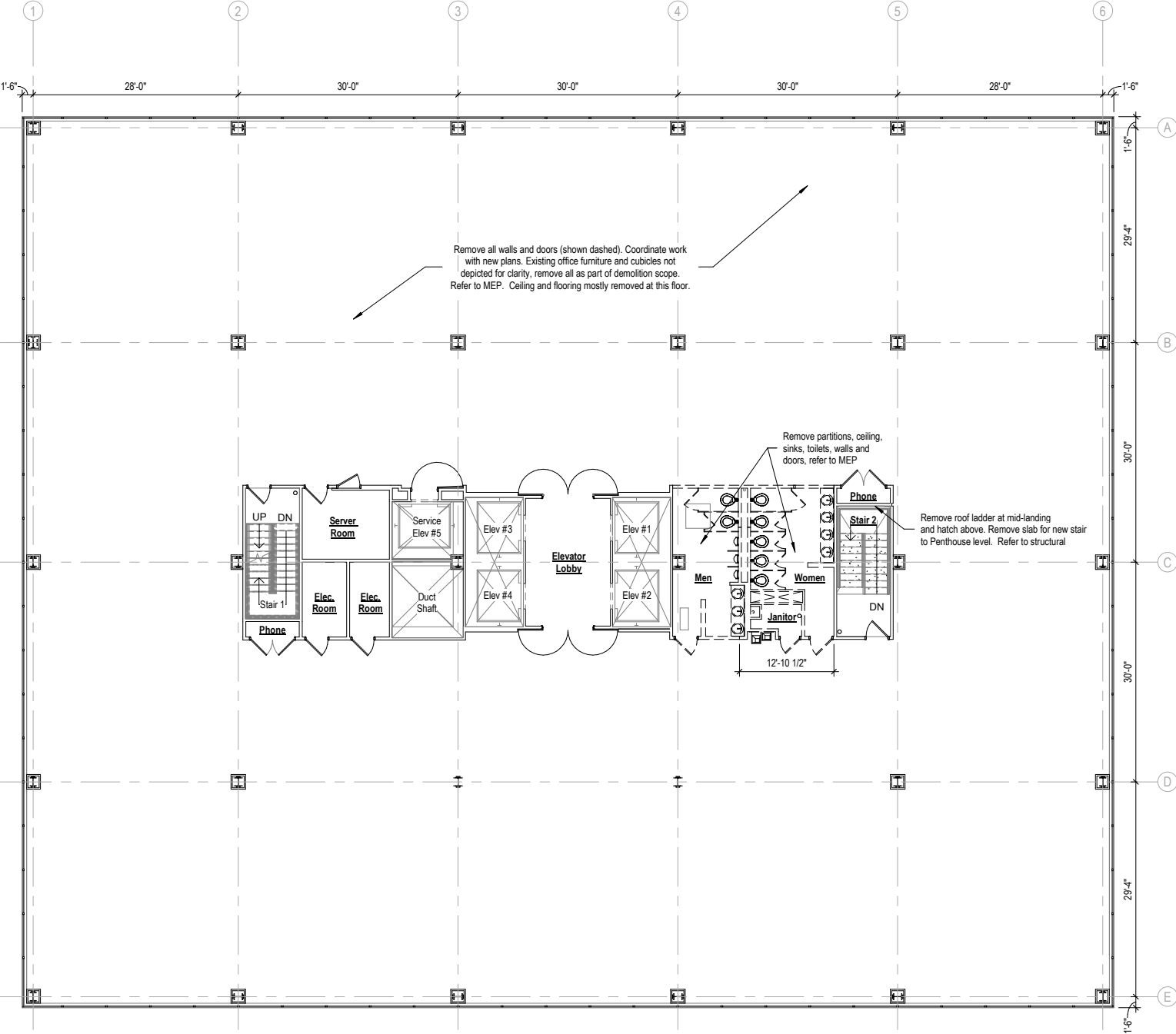
Level 12 - Demolition Plan



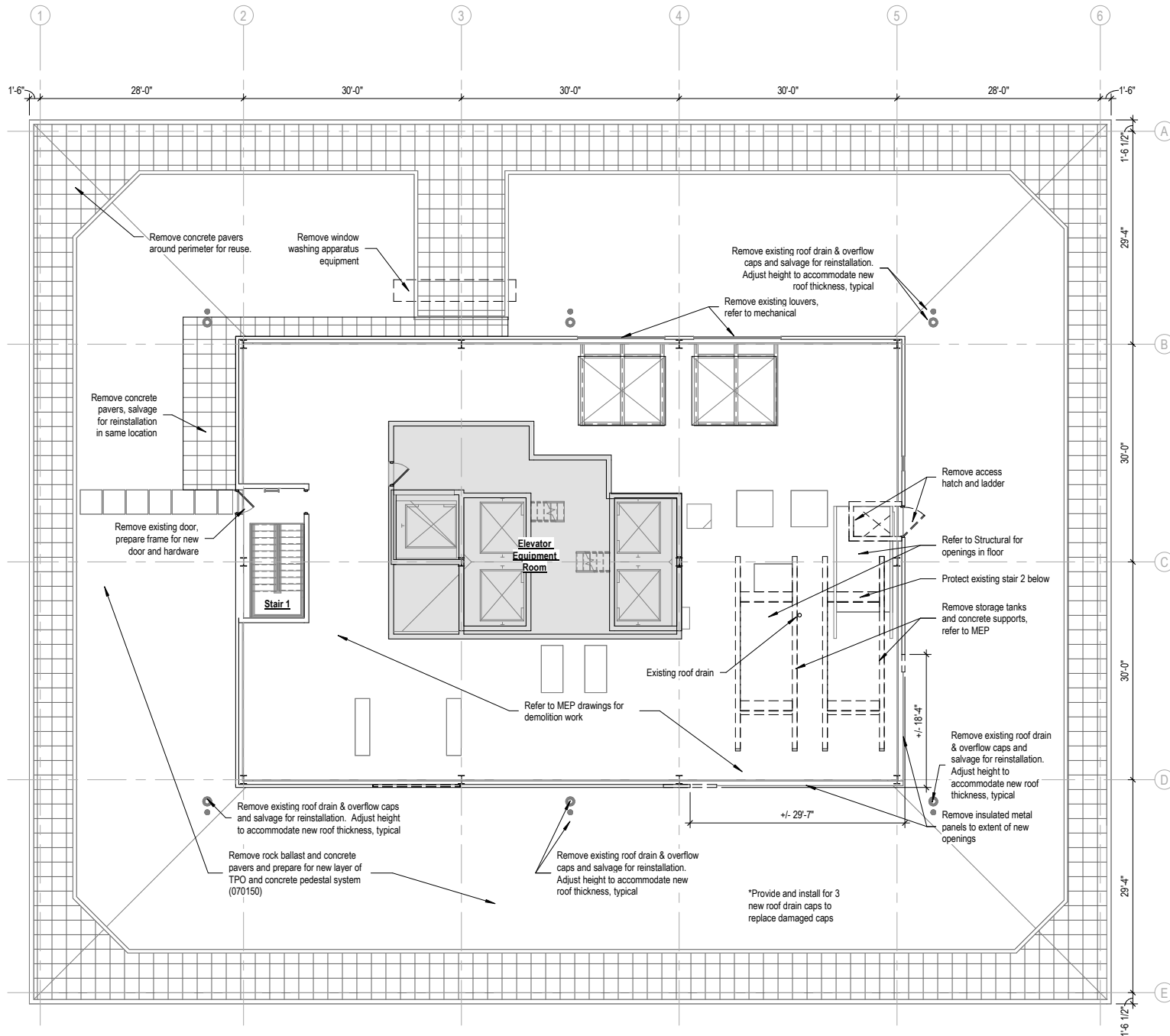
Level 13 - Demolition Plan



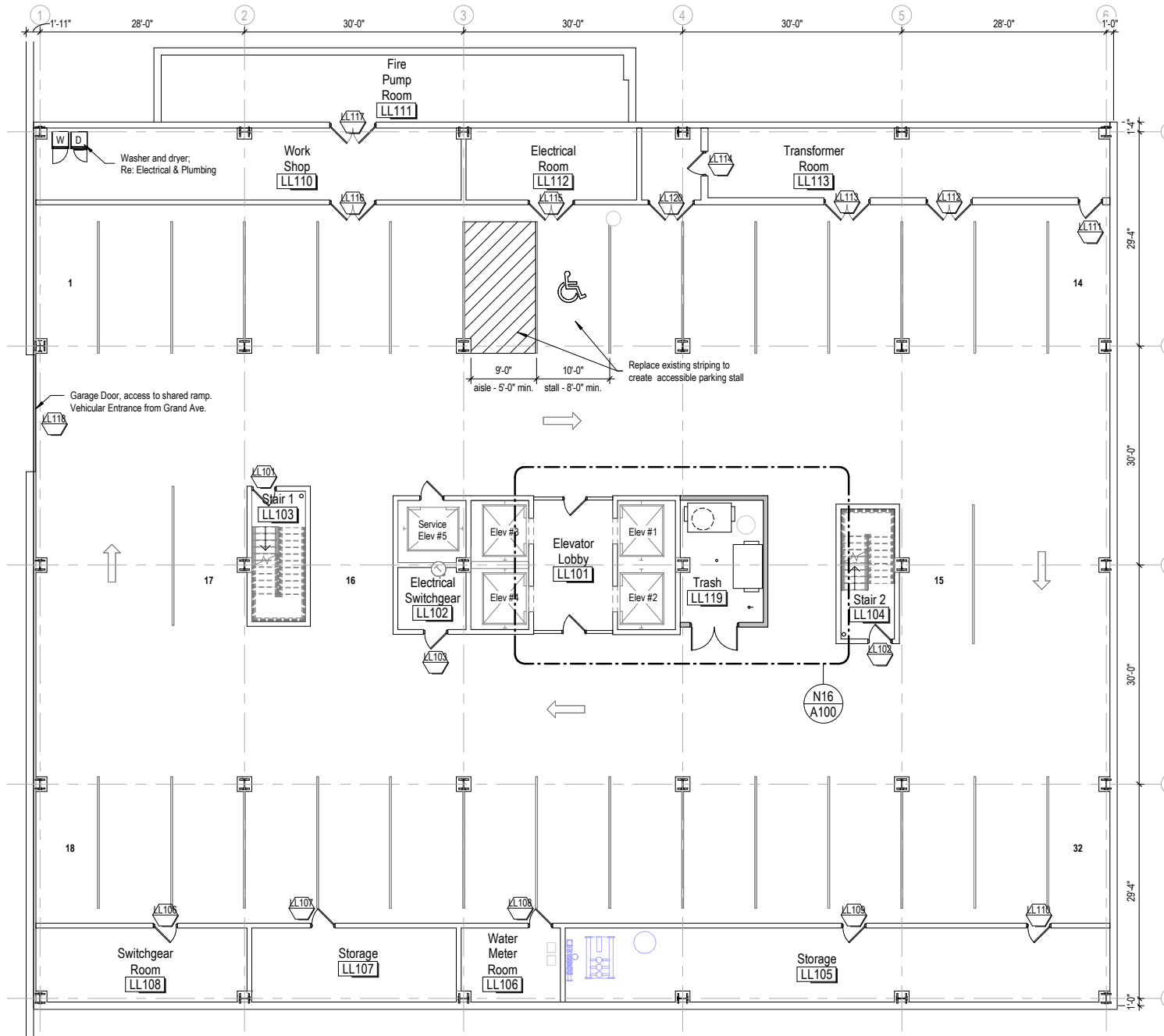
Level 14 - Demolition Plan



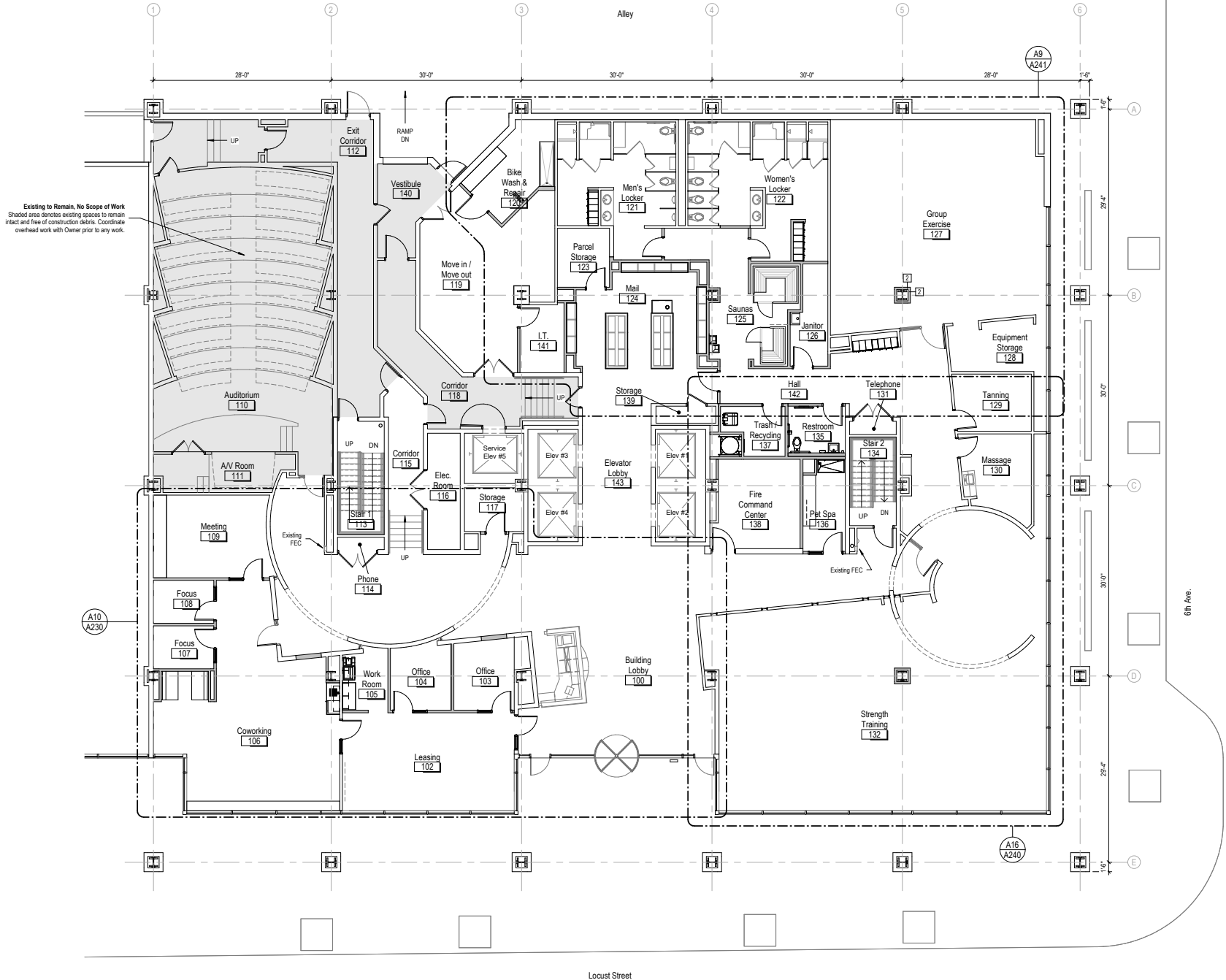
Penthouse - Demolition Plan



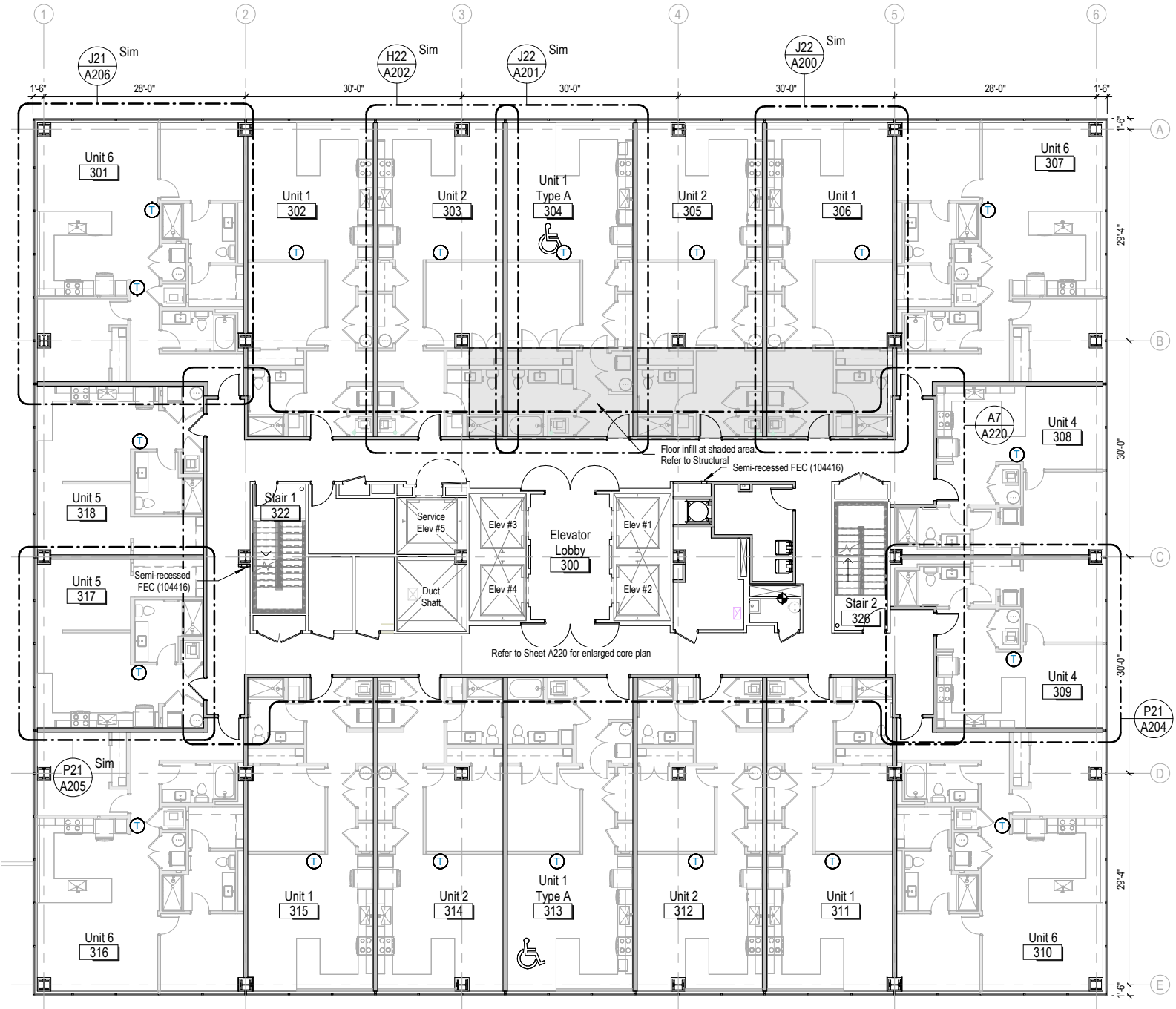
Lower Level – Floor Plan



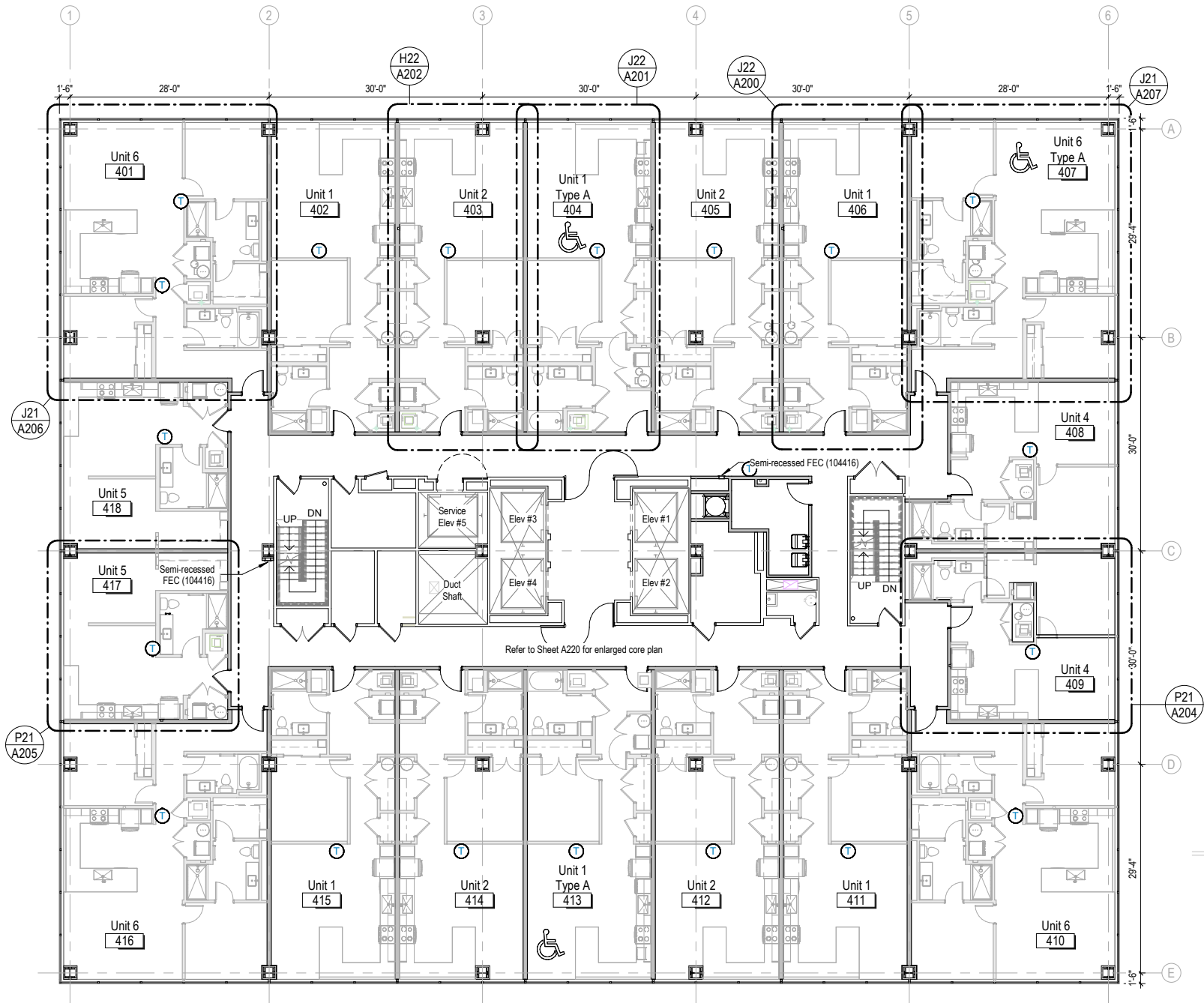
Plaza Level – Floor Plan



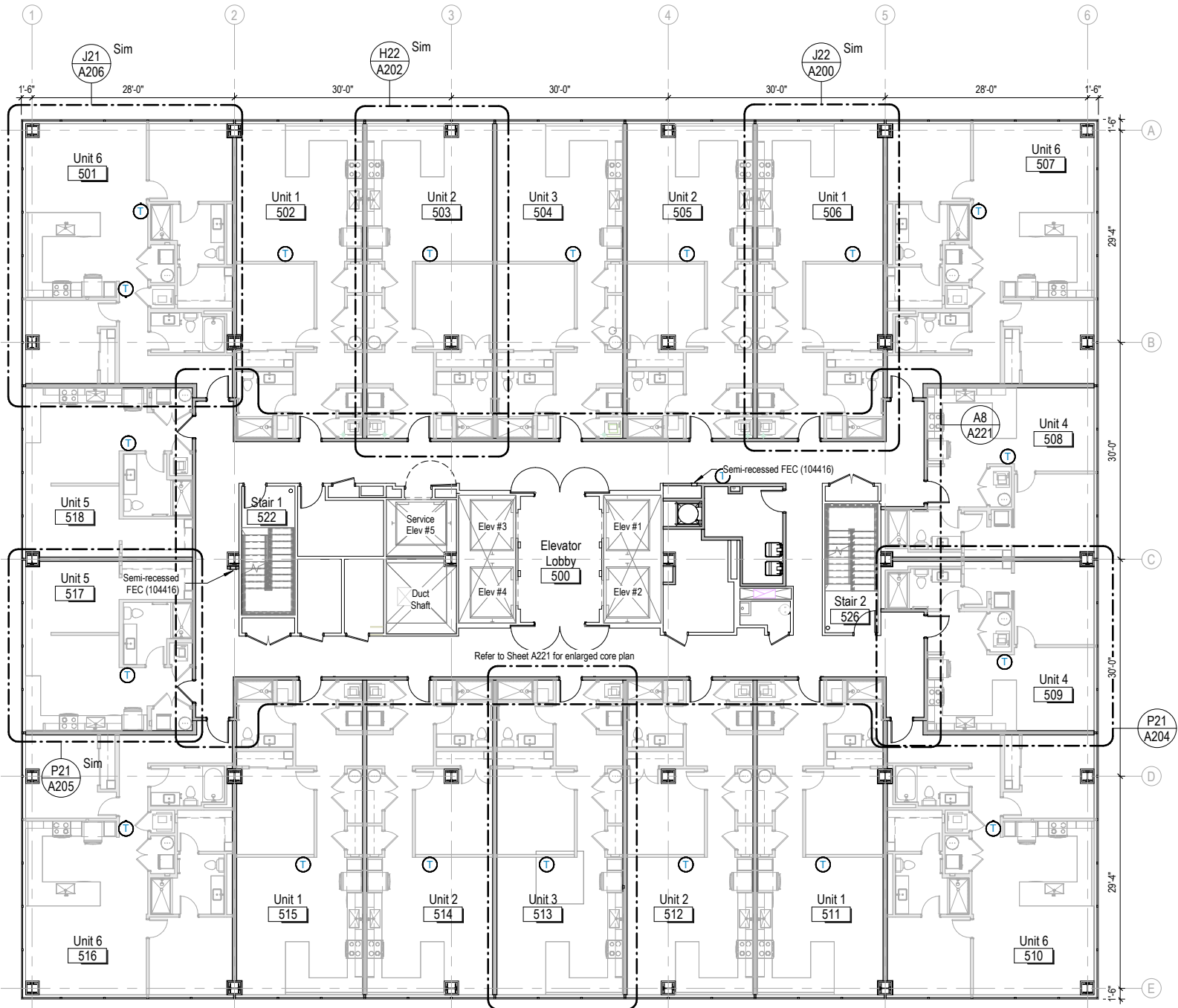
Level 3 - Floor Plan



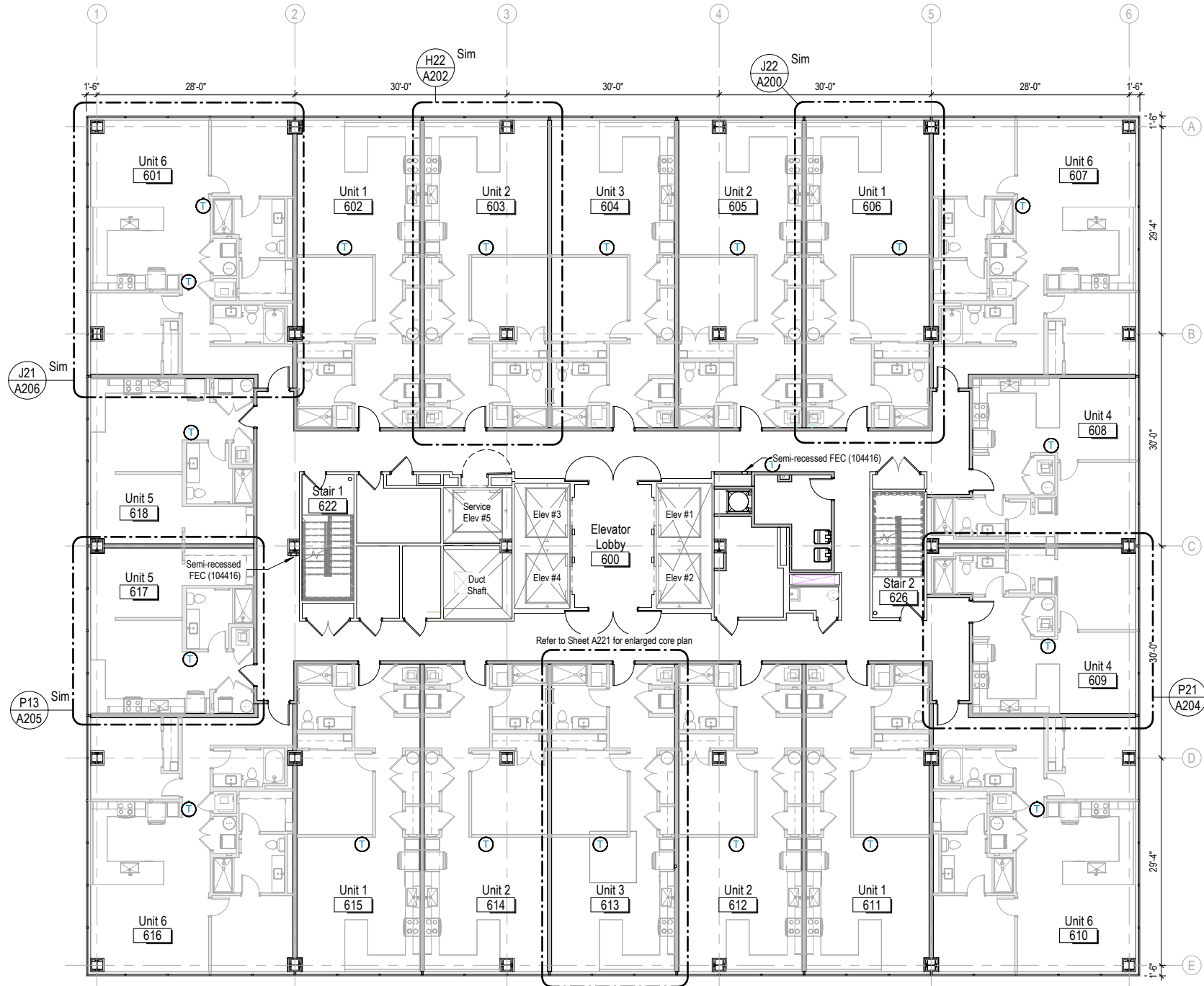
Level 4 - Floor Plan



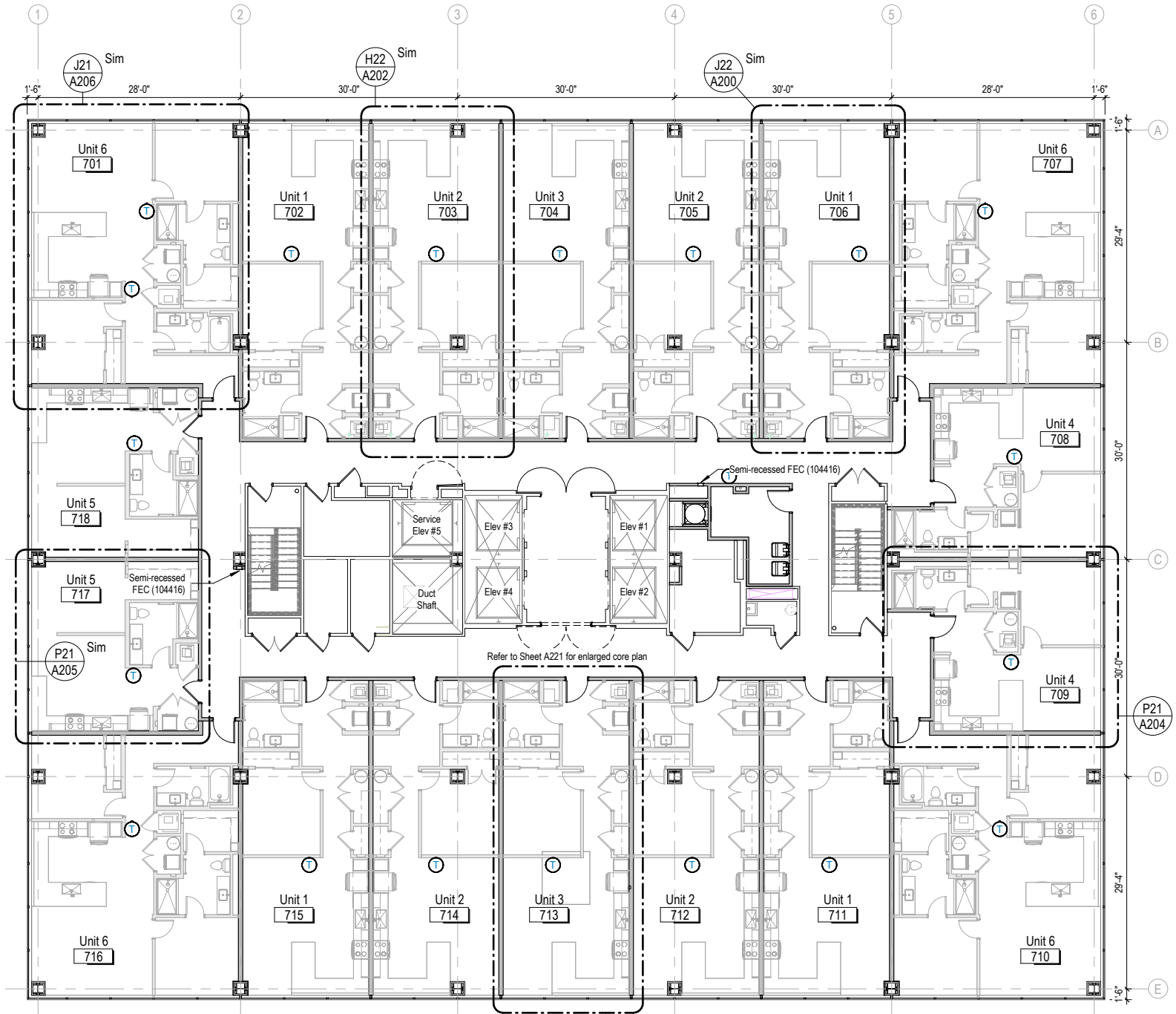
Level 5 - Floor Plan



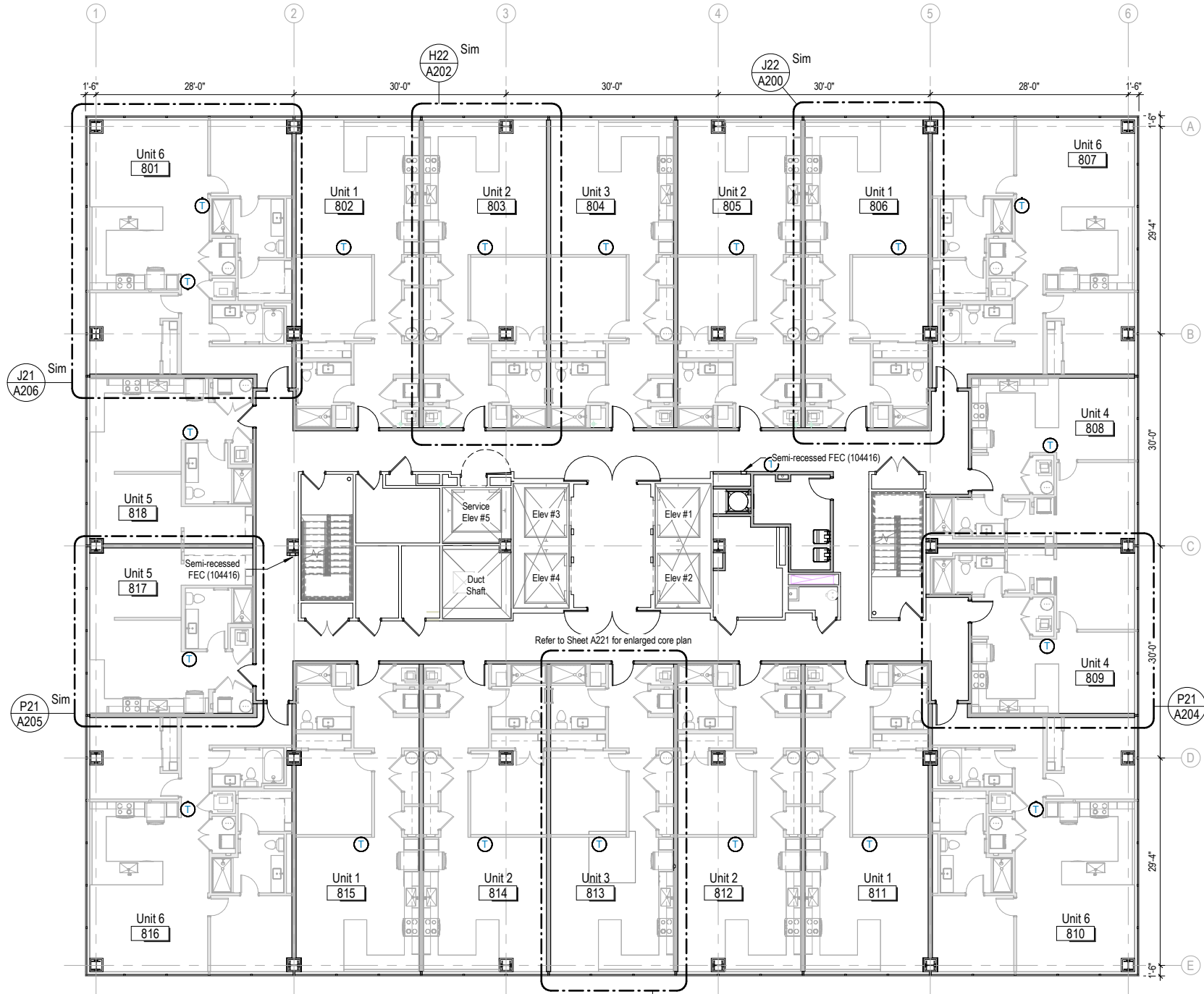
Level 6 - Floor Plan



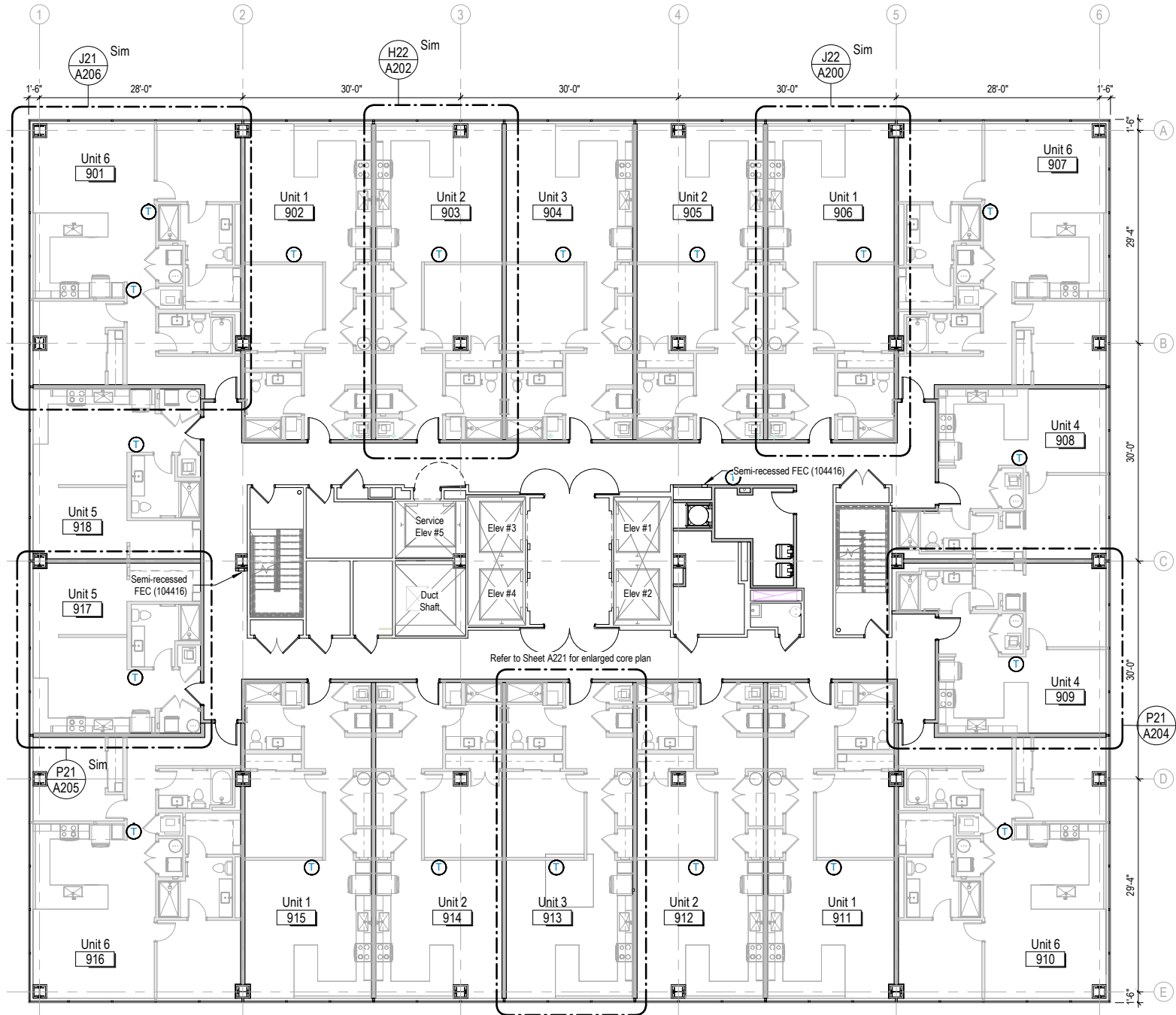
Level 7 - Floor Plan



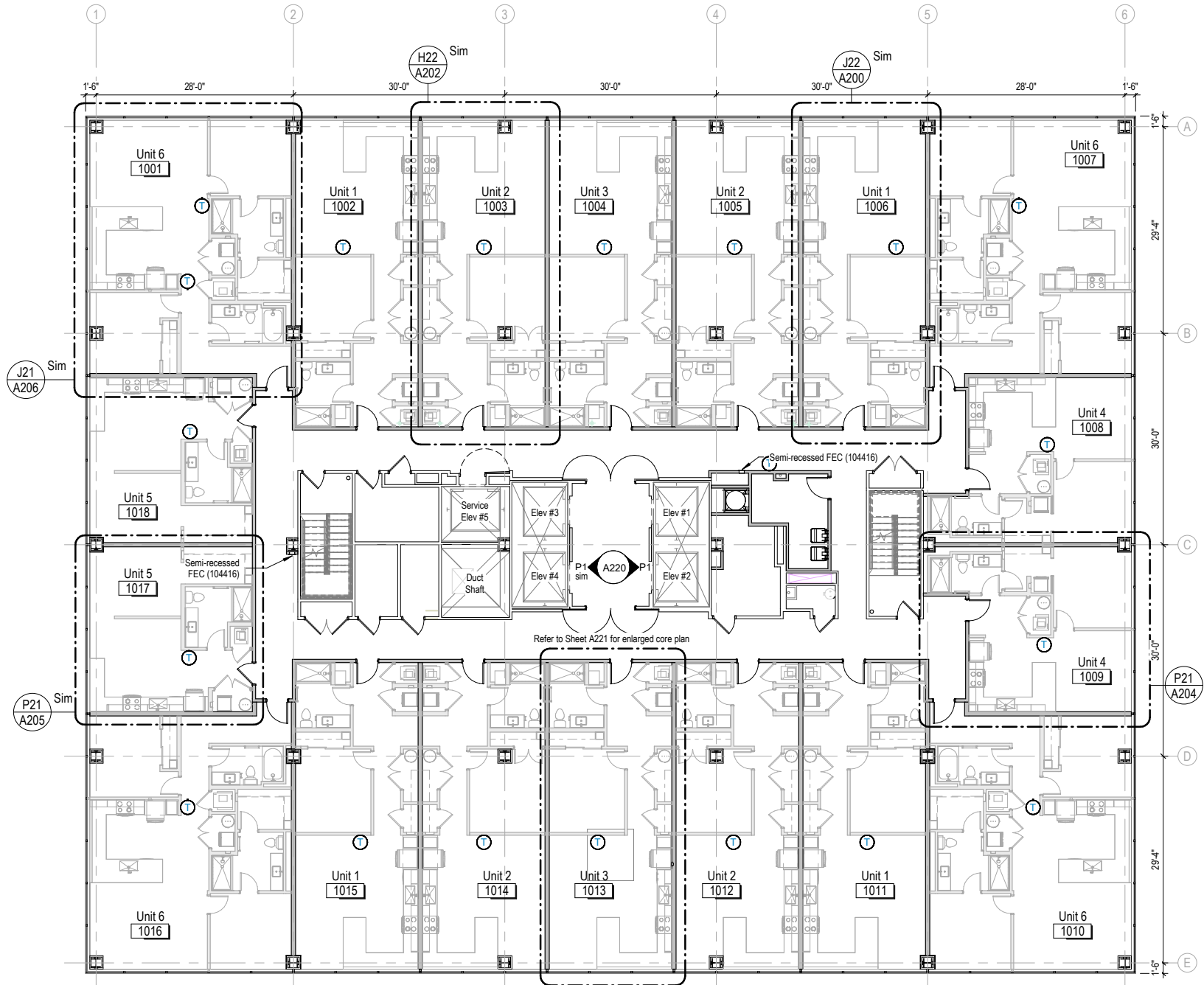
Level 8 - Floor Plan



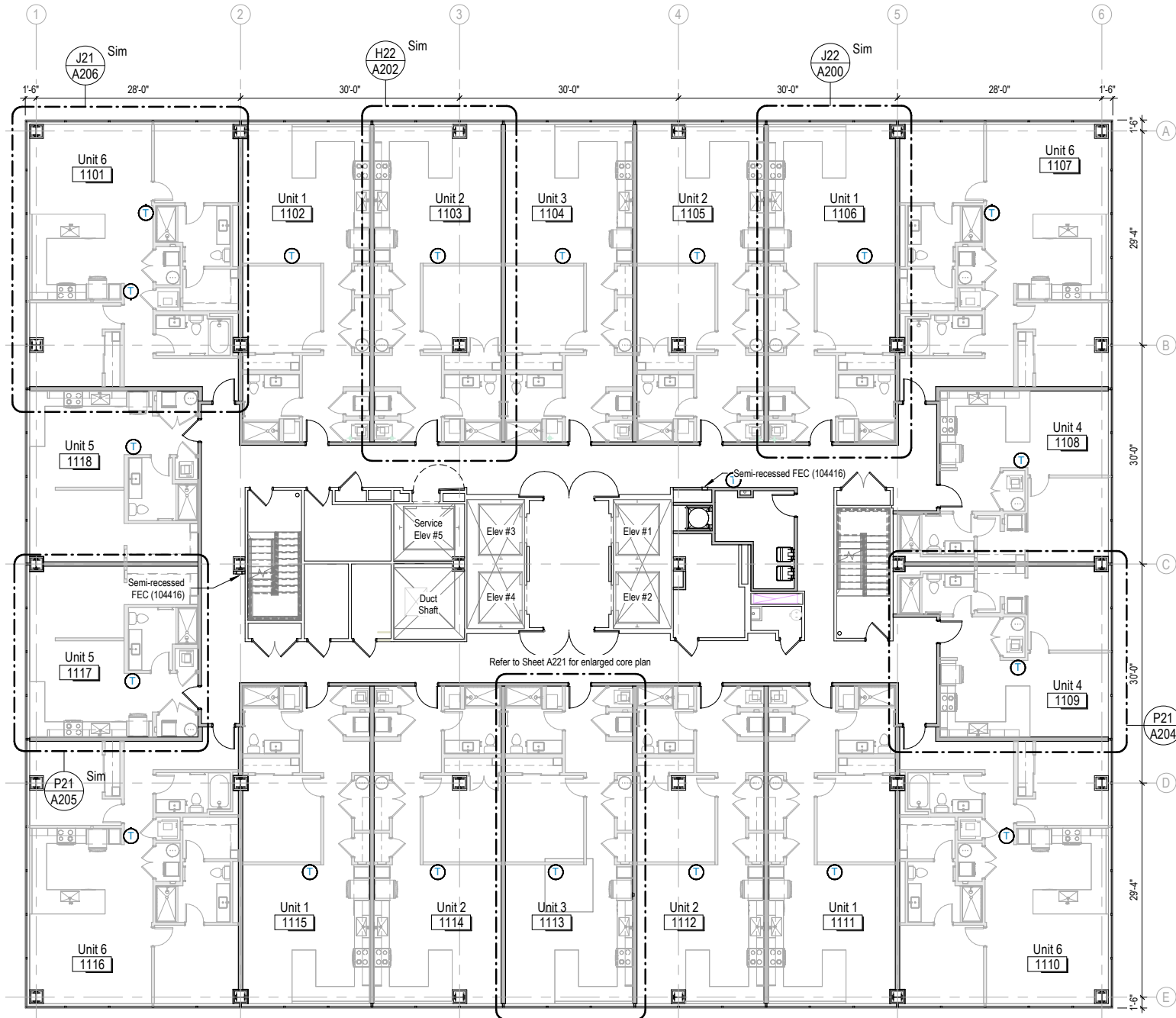
Level 9 - Floor Plan



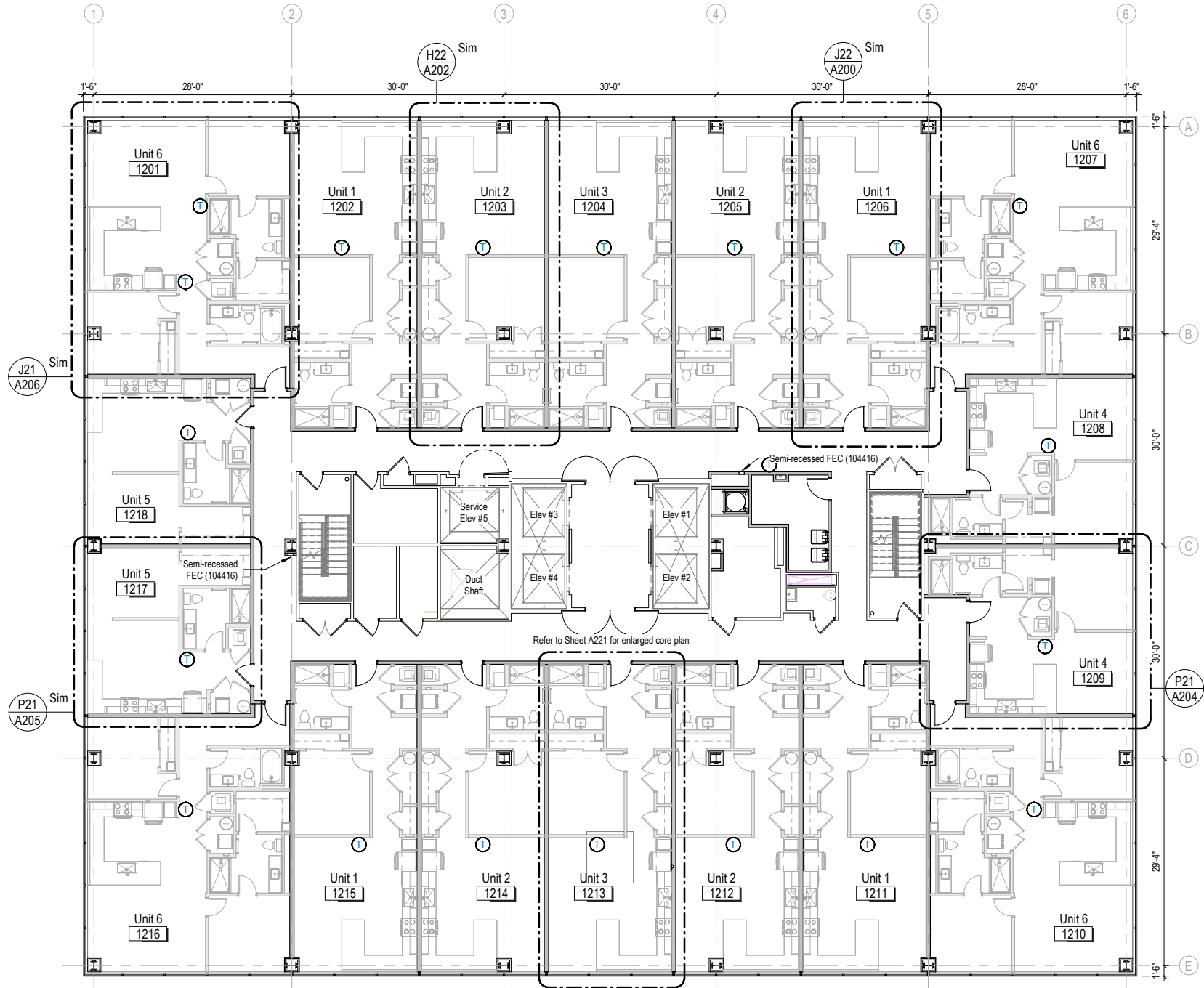
Level 10 - Floor Plan



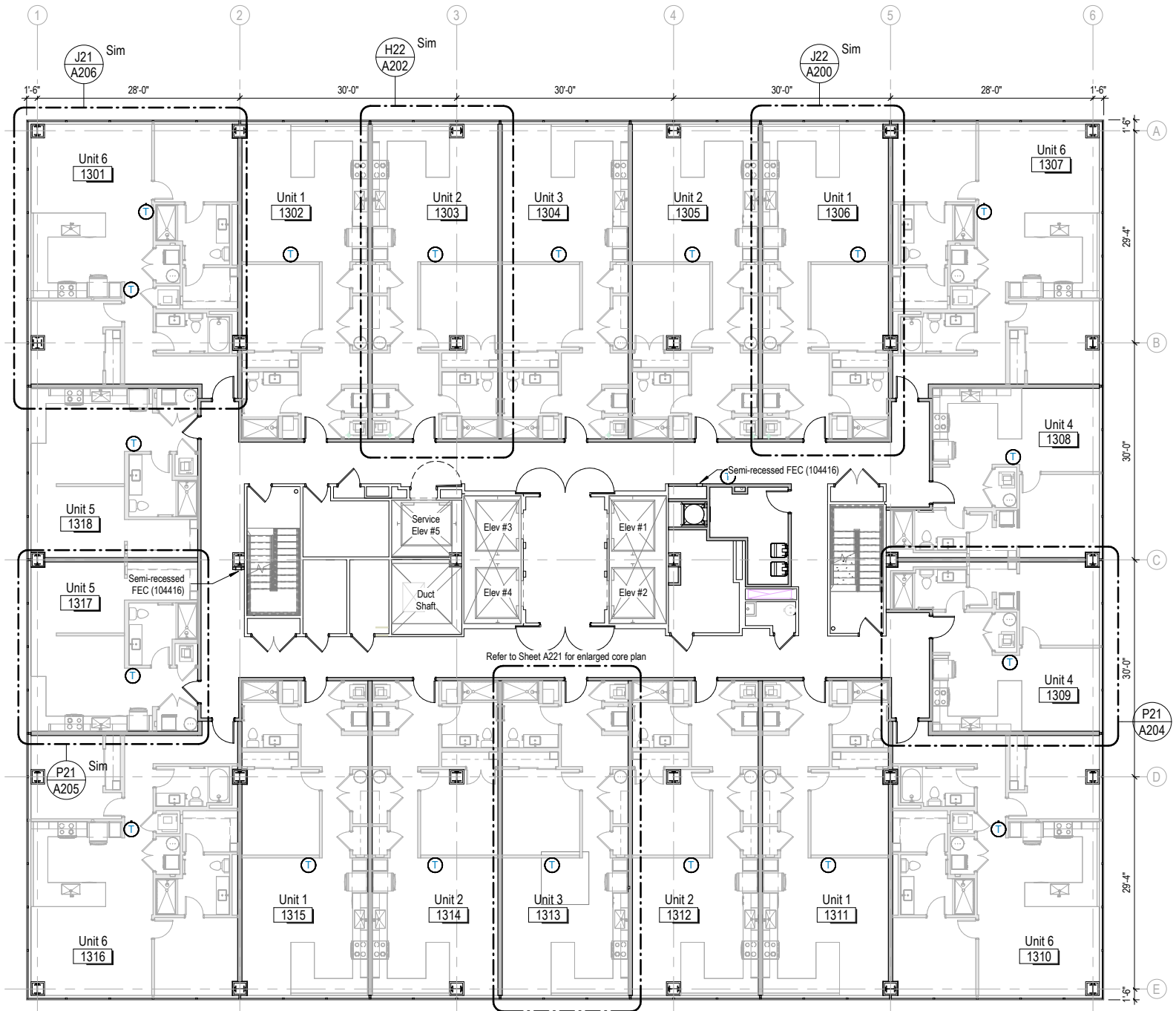
Level 11 - Floor Plan



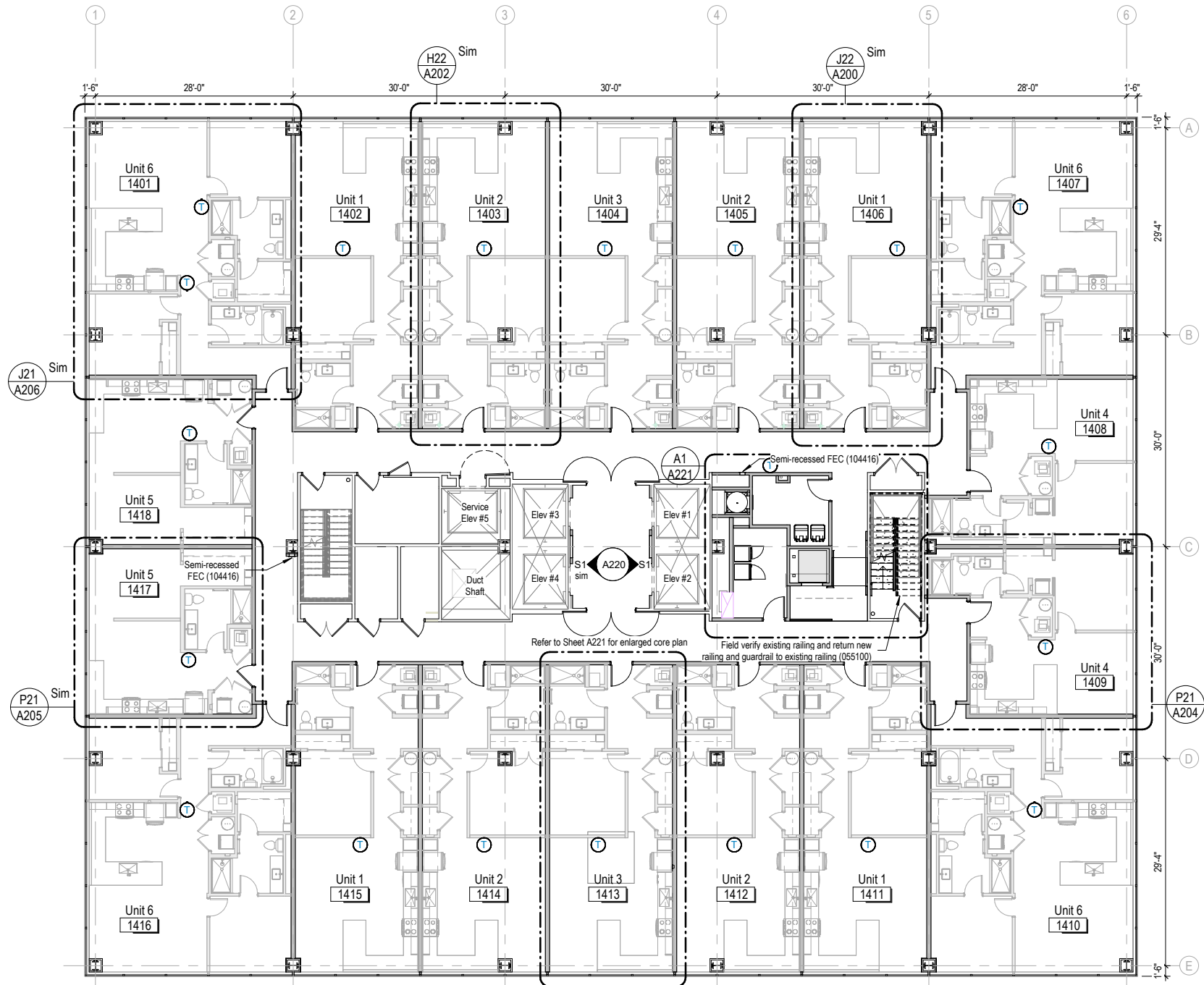
Level 12 - Floor Plan



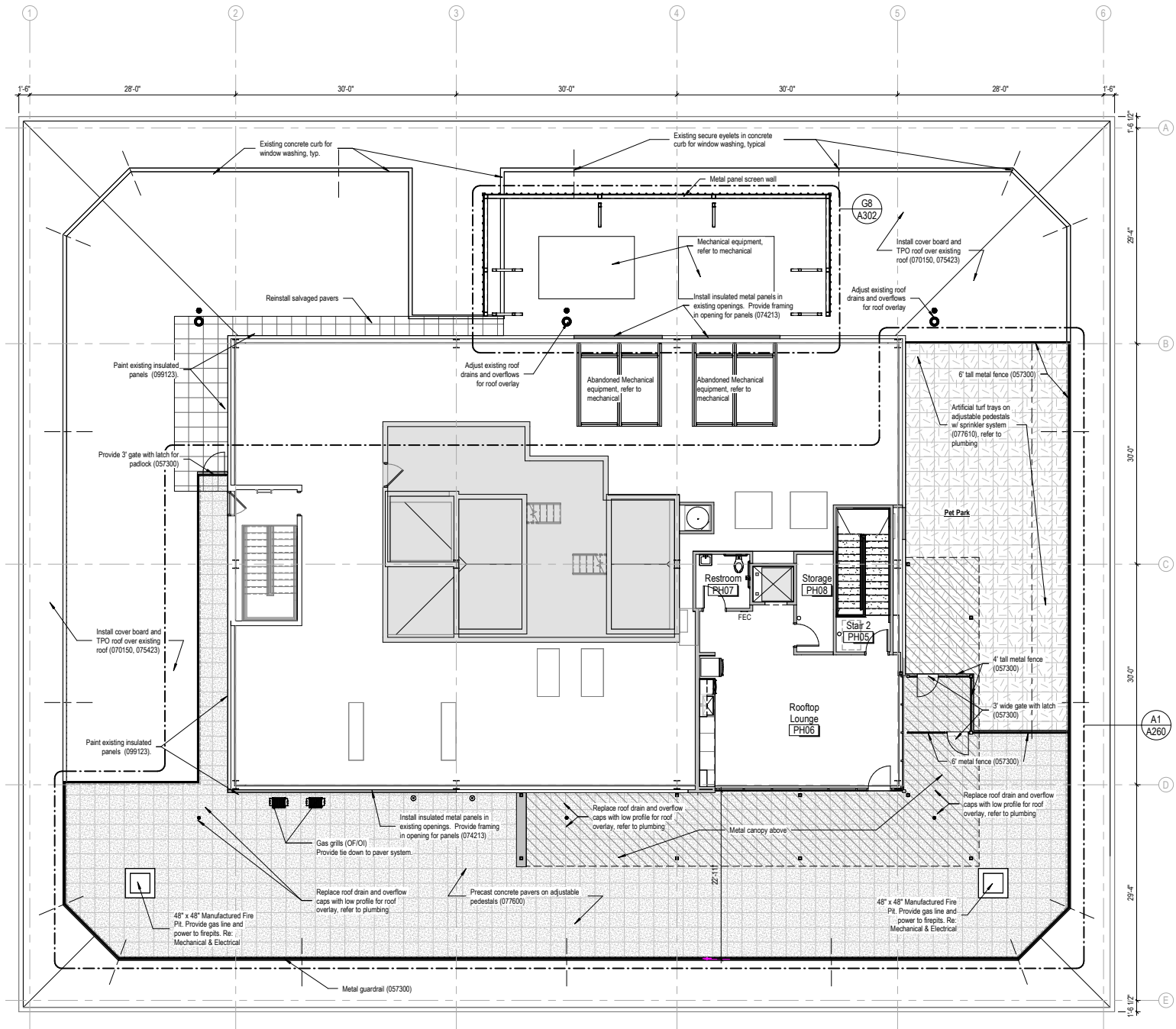
Level 13 - Floor Plan



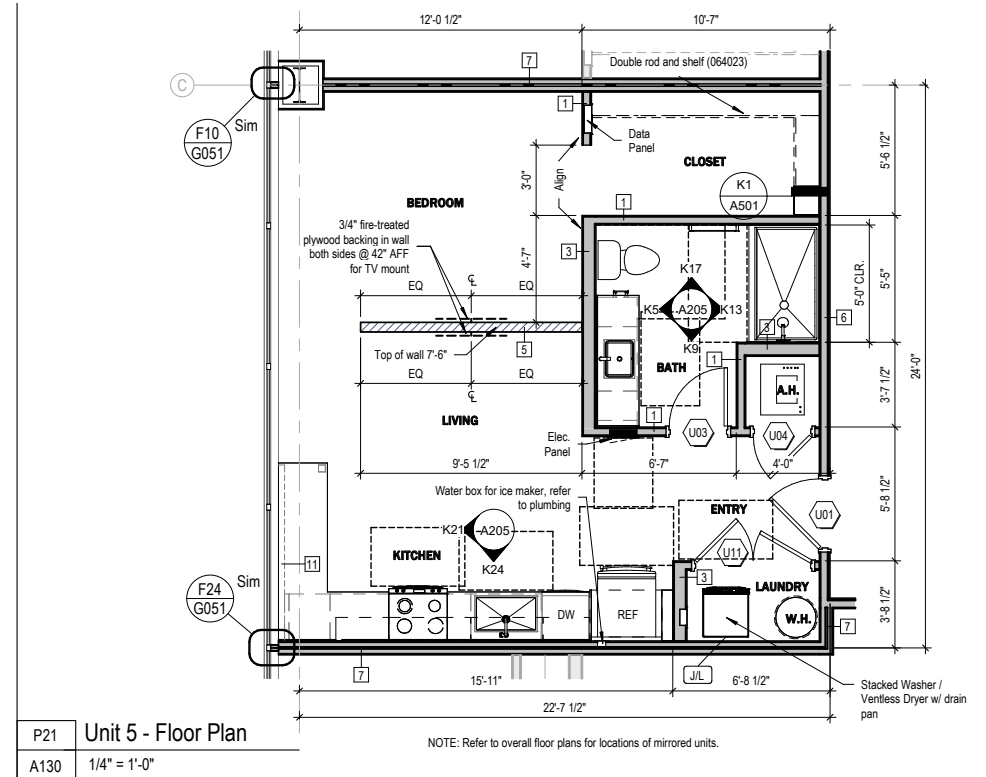
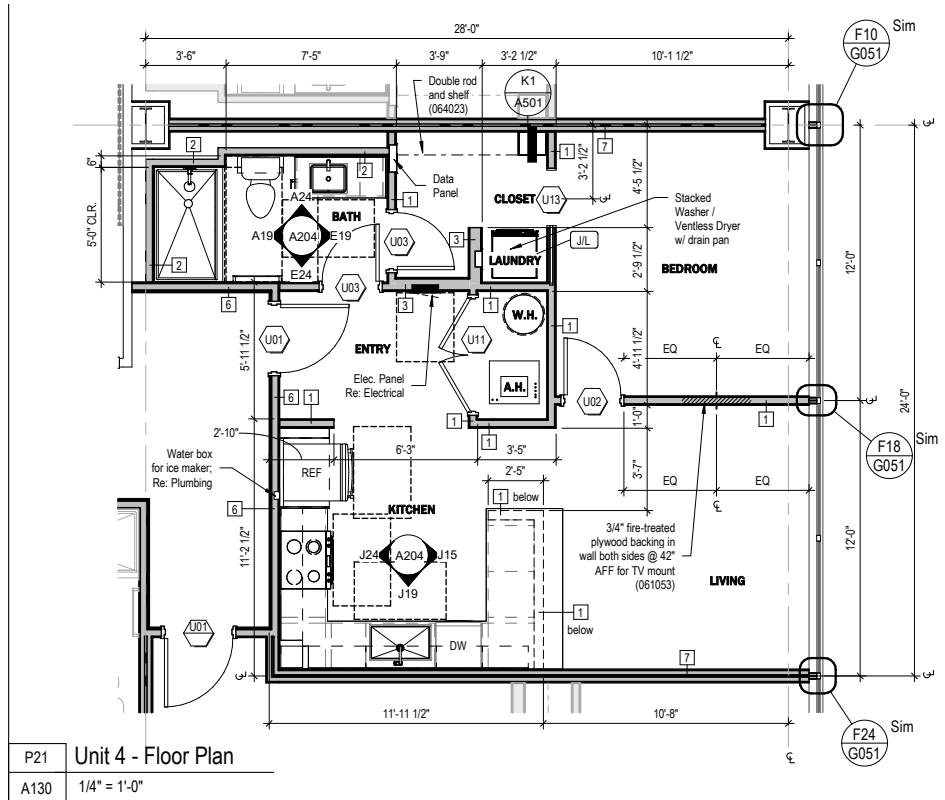
Level 14 - Floor Plan



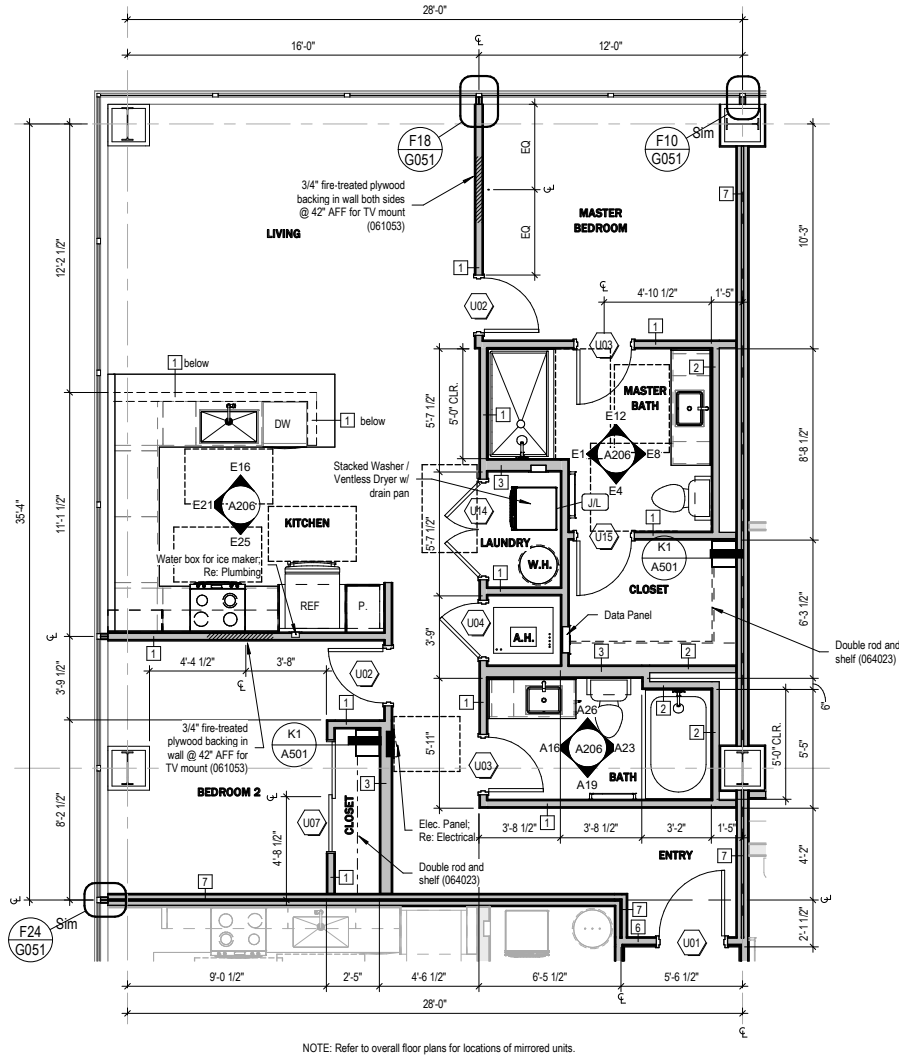
Penthouse – Floor Plan



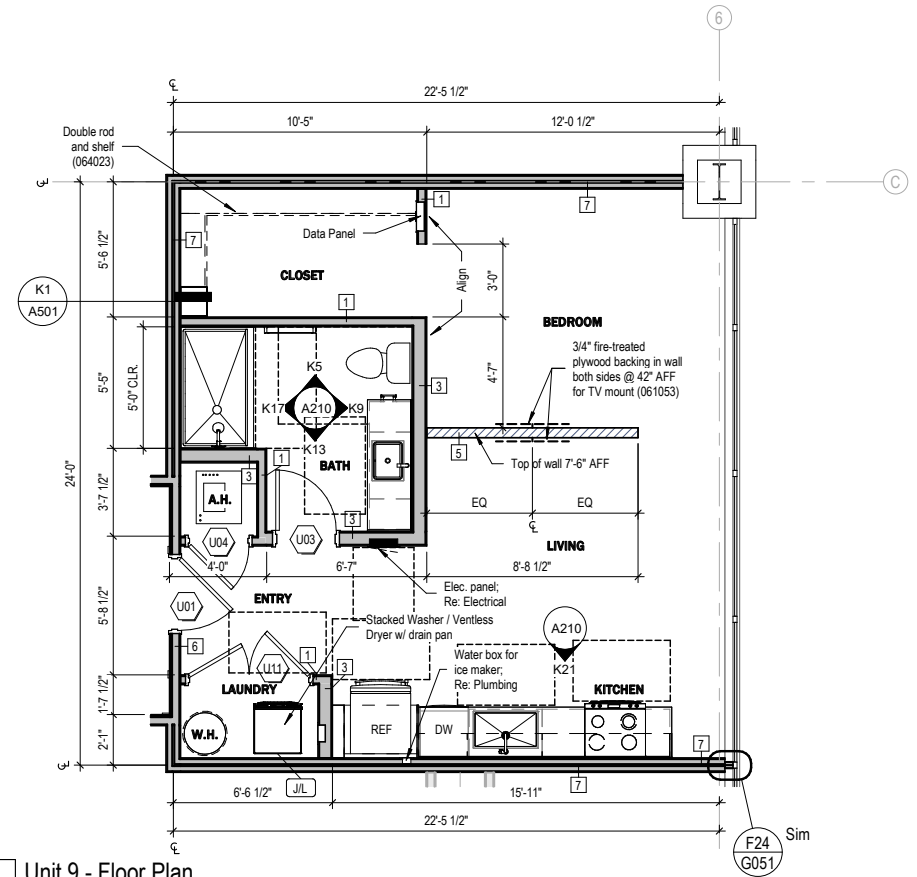
Enlarged Floor Plans



Enlarged Floor Plans



J21 Unit 6 - Floor Plan
A130 1/4" = 1'-0"

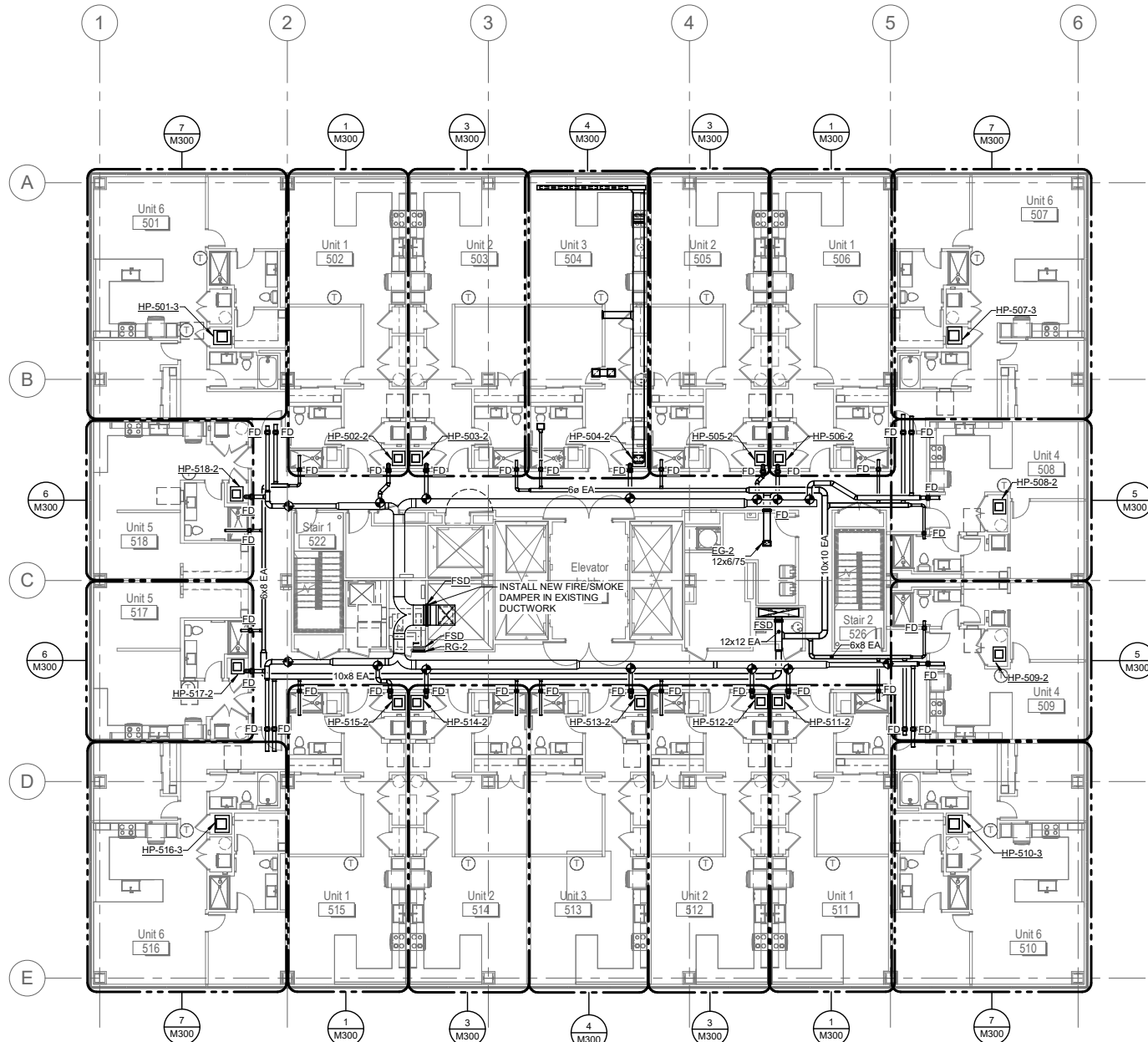


P21 Unit 9 - Floor Plan
A120 1/4" = 1'-0"

*Not all floor plans are shown



Level 5 - Floor Plan Ventilation



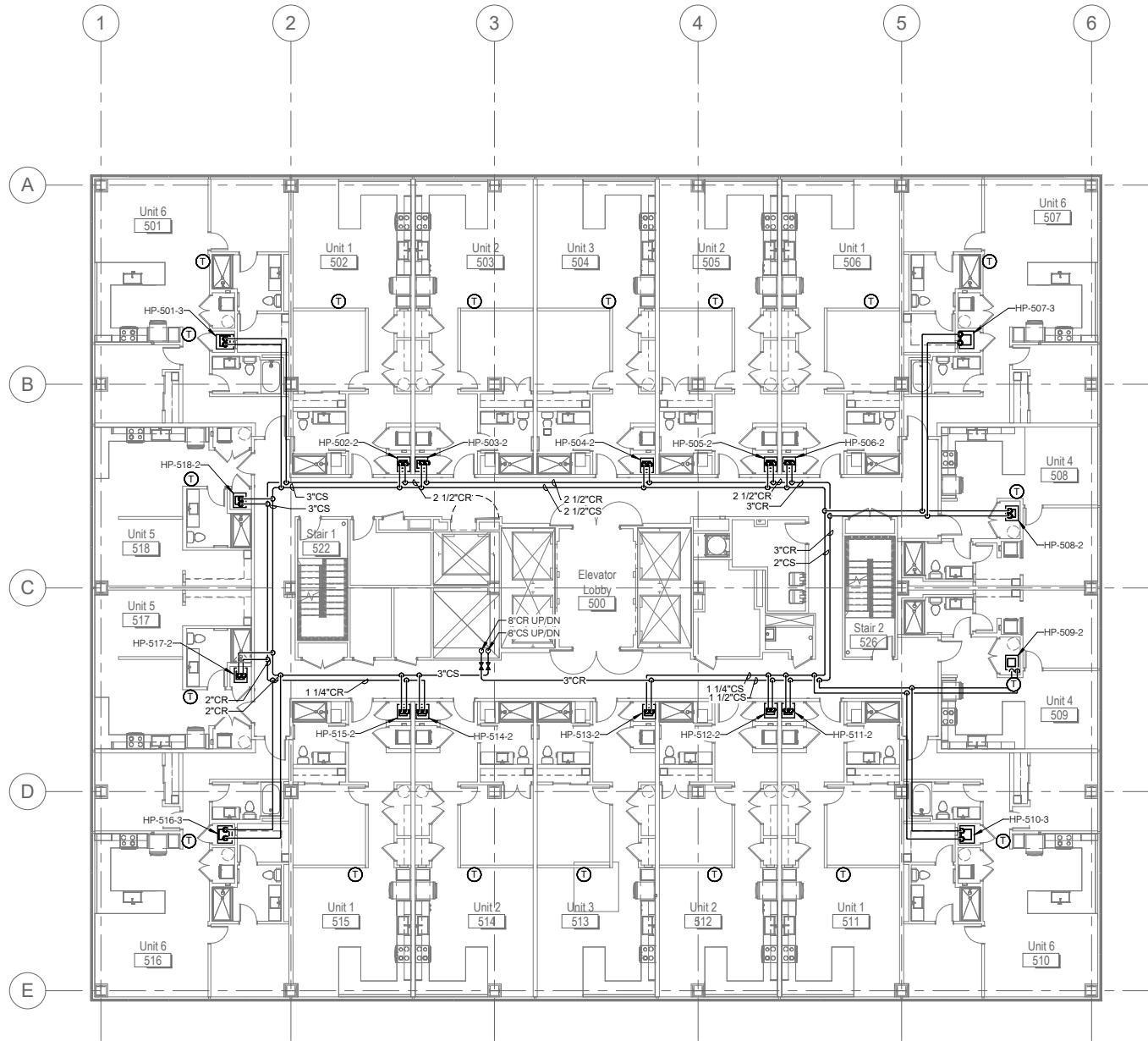
2 LEVEL 5- FLOOR PLAN - VENTILATION

3/32" = 1'-0"

**Sample ventilation not all levels shown*



Level 5 - Floor Plan Piping



2

LEVEL 5- FLOOR PLAN - PIPING

3/32" = 1'-0"

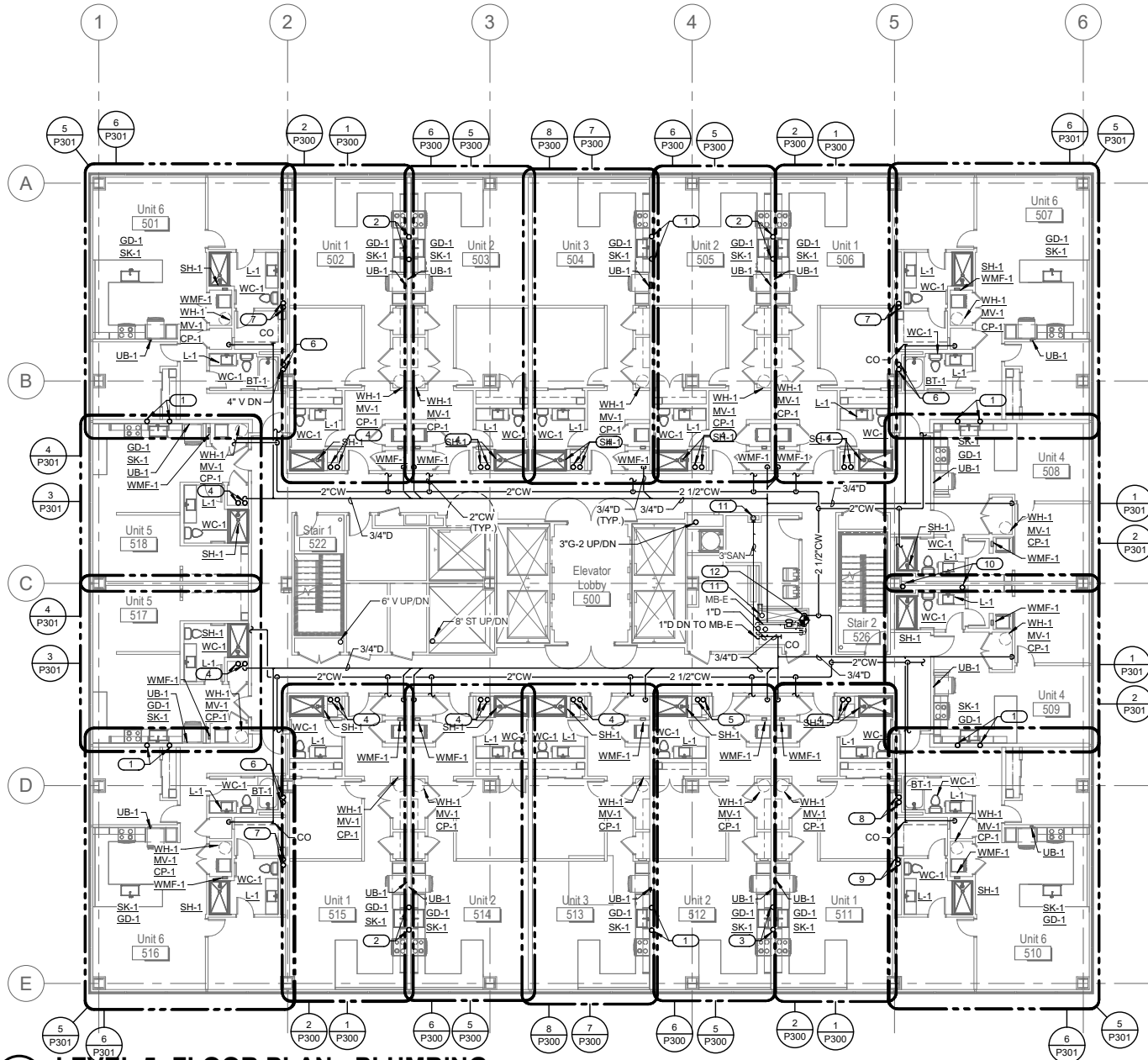
**Sample piping not all levels shown*



REAL ESTATE SERVICES, LLC

REAL ESTATE. REAL STRATEGIES. REAL SUCCESS®

Level 5 - Floor Plan - Plumbing



2

LEVEL 5- FLOOR PLAN - PLUMBING

3/32" = 1'-0"

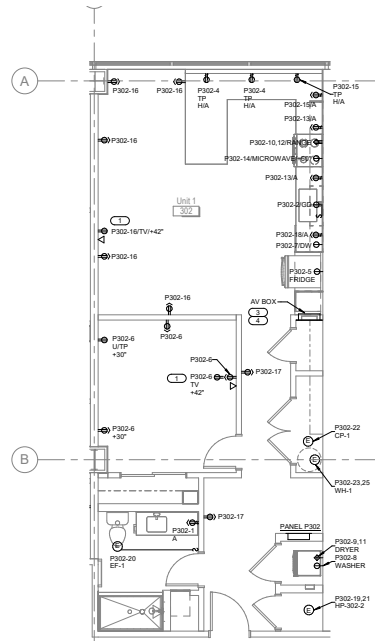
*Sample plumbing not all levels shown



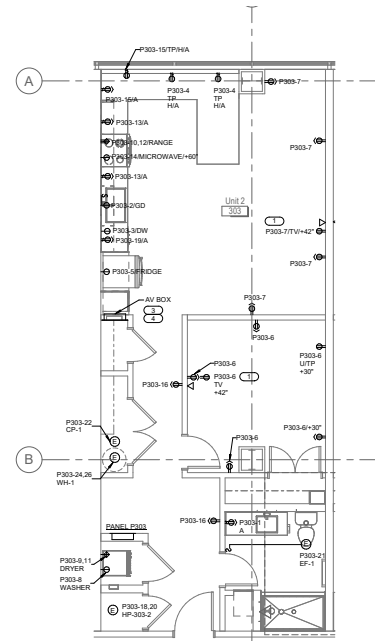
REAL ESTATE SERVICES, LLC

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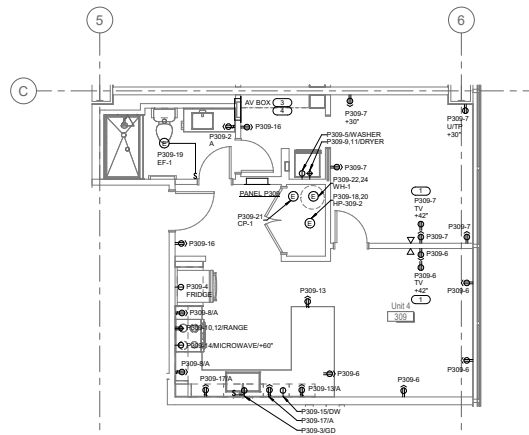
Sample Floor Plans - Power



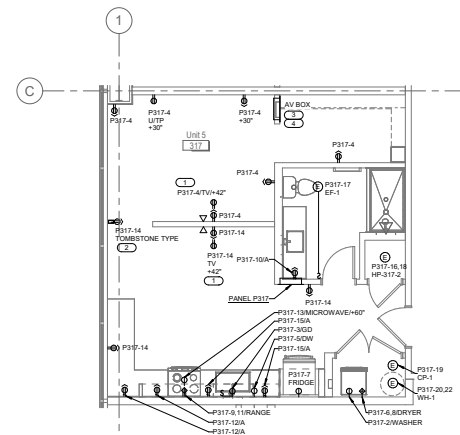
1 TYPICAL - FLOOR PLAN - POWER - UNIT 1
1/8" = 1'-0"



2 TYPICAL - FLOOR PLAN - POWER - UNIT 2
1/8" = 1'-0"



4 TYPICAL - FLOOR PLAN - POWER - UNIT 4
1/8" = 1'-0"



5 TYPICAL - FLOOR PLAN - POWER - UNIT 5
1/8" = 1'-0"

DISCUSSION