

**The Thoroughbred Building**

*Emeryville, California*

A former plastic bag factory with an Art Deco front entrance and loading docks along a railroad spur was converted into a 75,000 SF office building by Pyatok Associates. A portion of the building was removed to make way for required parking and the owner bought the railroad spur, which was laid out like a pedestrian alley to provide the remainder of the parking. Each of over 20 tenant spaces has its own exterior entrance, with corridors and shared restrooms providing handicapped accessibility. Mezzanines were added throughout the building, flanking an existing high space with clerestory windows. Standard steel shapes were used to construct entry canopies and sign structures, and to emphasize the building frontage.



**Project Data**

Project Type:	Warehouse Conversion to Offices
Owner/Client:	HFH Limited
Date of Completion:	1997
Total Project Area:	100,000 s.f.
Parking Ratio:	1 Auto/ 500 s.f.
Construction Cost:	\$6 Million