

Podiatrist practice to build office on Bishop Lane

Construction to boost space to 9,000 square feet, expected to cost \$800,000

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Commonwealth Foot and Ankle Center PSC is building a 9,000-square-foot office at the northern corner of the intersection of Bishop Lane and Newburg Road.

The office building will be located on 1.14 acres, which Commonwealth Foot Properties LLC purchased for \$285,000 last week. Partners Drs. Benjamin Schaffer and Thomas Childress own Commonwealth

Foot Properties, which was formed to purchase the land, Schaffer said.

Construction costs are expected to be about \$800,000, Schaffer said. Berry Prindle is the project's architect, and Lichtefeld Inc. is the general contractor. Construction is expected to be completed by Jan. 1.

The 9,000-square-foot office is about three times the size of the practice's current leased space in the Medical Arts Building at 1169 Eastern Parkway. The practice typically sees about 60 to 80 patients each day, Schaffer said.

The building will have two floors, but the second floor will be used for storage initially, and possibly for expansion in the future, Schaffer said.

The building also will allow the practice

to expand its retail offerings, such as shoe inserts, medication and medical supplies, Schaffer said.

The practice also is adding another physician, Dr. Heiko Adams, in July. Adams will bring the practice's employment to 15, Schaffer said.

Reed Weinberg, an agent with Real Estate Solutions, brokered the sale and provided consulting services on financing and construction. Schaffer and Childress bought the property from Robards Five LLC.

Weinberg currently is looking for another tenant to locate on the site. The property is large enough to accommodate another 5,000-square-foot office building, Weinberg said.

Although Schaffer and Weinberg have not

Commonwealth Foot and Ankle Center PSC

Current address: 1169 Eastern Parkway

Future location: 1915 Bishop Lane

Building size: 9,000 square feet

General contractor: Lichtefeld Inc.

Architect: Berry Prindle

Land cost: \$285,000

Construction cost: About \$800,000

ruled out any type of tenant, Weinberg said the space would work best for office and retail space.

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