

The primary function and use of space in City Market's South End building is a grocery store. The grocery-specific uses occupy 23,251 square feet of ground floor space and 6,254 of mezzanine space, for a total of 29,505 square feet. With the inclusion of the stair tower, the total square footage of the grocery store is 29,856. Large grocery stores in the E-LM zone are a conditional use, allowed only if they do not exceed 30,000.

The remainder of the building is made up of a ground level 999 square foot café space, 1,588 square feet of community space on the mezzanine level and 1,431 of leased office space on the mezzanine level. This separately leased office space is in close proximity to the mezzanine level breakroom and restrooms and also to the employee-entrance stair tower and nearby freight elevator. City Market envisions working with the lessee to eventually build out this mezzanine space to suit their needs (carpeting, open office space or individual offices, etc), but will not be exploring these options until after the grocery store has opened. Potentially the leased office space could also be used for artists' studios, if this was a compatible fit with the other uses within the building.