



# Regas Square

Knoxville, TN

Design Innovation Architects provided architecture services and TDH, Inc. Construction provided construction services for Conversion Properties on a \$40M mixed-use development located on the 100-block of Gay Street in downtown Knoxville. This six-story property provides 20,800 SF of restaurant, entertainment, and retail space at the street level. Above, the plan calls for one-, two-, and three-bedroom condominium units with basement-level parking in an interior garage. The residents benefit from a 3,000 SF of common spaces including a fitness center and club room as well as 4,300 SF of exterior courtyard space.

The development is constructed on a 1.4-acre site that was previously the parking lot for the Regas Restaurant with a courtyard inset into the structure to preserve an existing tree. Condominium units are designed with a focus on views and light, with operable windows in every bedroom in the 850 to 2,271 SF residences. The contemporary design of the units will also feature open floor plans, high ceilings, large glass exterior walls, custom cabinetry, and modern fixtures. The on-site below-ground parking includes deeded parking spaces for residents, storage units, and bicycle storage.



**Client Fulghum, MacIndoe, & Associates | Knoxville, TN**

**Services** VDC Management, Construction Document Development (S) through Design Development, Project Team BIM Training