

# COMPASS POINTE RETAIL CENTER

Pasadena, Maryland

Compass Pointe was one of several nautically themed retail centers that Halpern Architects designed for the same developer group. The project consisted of the design of a new 8,400 s.f. retail center with a reasonably limited budget. The Owner purchased the site with a building permit based on smaller building and site plan with fewer parking spaces. Halpern Architects redesigned the site layout to increase the number of parking spaces, which in turn allowed an increase in the leasable building area.

The building relied on a simple palette of materials. Polychromatic split faced block was used on the front façade as a modestly inexpensive, visibly appealing low maintenance material. The masonry stopped below the ceiling of the covered walkway avoiding the expense and time required to install long span lintels across the larger openings.

Halpern Architects also provided design services for a number of the tenant build-outs and consulted with the building owner reviewing submissions for tenant spaces produced by other design professionals.



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