

## Building Features 212 S. Montezuma

### Exterior:

Awning overhang (name can easily be changed)  
New grill unit  
Brick work ledge to avoid seating area  
Over door auto light  
Executive mail box System for 20 units \$2,500  
Marquee Signage (20 custom names and messages can be added)  
Large overhead sign can be customized (\$2,300)  
Intercom system. Buzz in client with cell phone (\$2,500)  
Keyless entry system on every door (avoids use of keys) codes easily changed (145/door)

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### Interior:

2 Large totally remodeled (tile) handicap accessible bathrooms on main floor  
Large lobby with hardwood floor (2 story ceiling) Large elegant chandelier  
3 spot lights  
French Glass Doors throughout with divided light  
Crown Molding  
Music throughout first floor w speakers  
New lighting throughout building  
New laminate floors throughout  
Plumbing in 10 of the rooms  
3rd bathroom upstairs also newly tiled and remodeled  
Glass panels for privacy and sound above lobby  
Copper style old vintage ceiling (not metal)  
Counters and sinks in 7 of the rooms  
Electricity 110 and some 220 lines (heavy extra panels for expansion if needed)  
Back door handicap accessibility ramp  
Fenced parking lot with lock 7 spaces  
Full kitchen (includes all appliances Refrigerator side by side, micro, washer/dryer full cabinets and counters)  
Large conference room with dimmer sconces as well as overhead lighting  
**Important: Full crawl space access for additional work as needed**  
Huge built in phone panel in utility closet under stairs  
WI FI throughout Cableone  
One large room is lined in metal (great for fire protection and sound)  
That back room also has 2 large built in exhaust fans  
In that room there is an extra large hot water heater with auto hot water feature  
Also Soft water/salt unit  
2 heating and air conditioning units. Separate for each floor. The upstairs one is only 9 yrs old  
The roof was redone about 8-10 years ago Foam Roof. No leaks in heavy torrents of rain.  
All new skylights throughout 2nd floors some open  
Fire and Burglar alarm system with sensors throughout  
There are hook ups for a total of 11 shampoo bowls if needed  
There are a total of 11 sinks in the building  
There is a wet bar in the deluxe 2 room office suite on 2nd floor (my office)  
Parking for about 8 -9 cars.  
Available parking FREE at the parking garage 1/2 block away  
Available directly across street Chamber parking lot for rent  
2nd kitchen service area on 2nd floor, sink, counter and cabinets throughout  
Large shampoo room can be converted. Wall cabinets and counters throughout  
Drinking water purifier on 2nd floor kitchen area