

## **5321 GRAND BLVD FEATURES LIST**

### **OFFICES (13)**

- Space is ready to be subdivided back to 13 independent offices.
- 8 offices have existing water and sink connections.
- 5 offices with no water or sink connections.
- 1 Record Room.
- Reception lobby.

### **BATHROOMS (4)**

- 4 Bathrooms with toilets, sinks, faucets and vanities.
- 1 full bathroom with full fiberglass shower and dressing area.
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves

### **MAIN KITCHENS (1)**

- Appliances and Fixtures
- Refrigerator
- Dishwasher
- Microwave
- 31-inch 4 Burner Countertop Cooktop
- Formica Countertops
- Refurbishing of Custom Cabinets
- Custom Tile Backsplash
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

### **PANTRY (1)**

- Appliances and Fixtures
- Refrigerator (mini)
- Formica Countertops
- Refurbishing of Custom Cabinets

- Custom Tile Backsplash
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

### **LAUNDRY ROOM (1)**

- Appliances and Fixtures
- Stacked Washer/Dryer
- Refurbishing of Custom Cabinets
- All water valves replaced with quarter turn ball valves
- Sink
- Faucet

### **COMPLETE BUILDING GENERAL UPGRADES**

- 2 separate 200 Amps each Meters.
- All Lighting Fixtures (inside and out) fitted with LED Daylight 6,000 Lumens
- All Outlets and Light Switches face plates replaced
- Floor Covering
- Elimination of Pop-Corn Ceilings
- All New Speakers for Background Music Center
- Entire Building painted (inside and out)
- New Door Hardware (knobs and hinges)
- All Doors fitted with medical grade venting systems
- Parking Lot (32 spaces seal coated and re-stripped)
- Outside Sign Monument Refurbished and Painted
- Light Landscaping