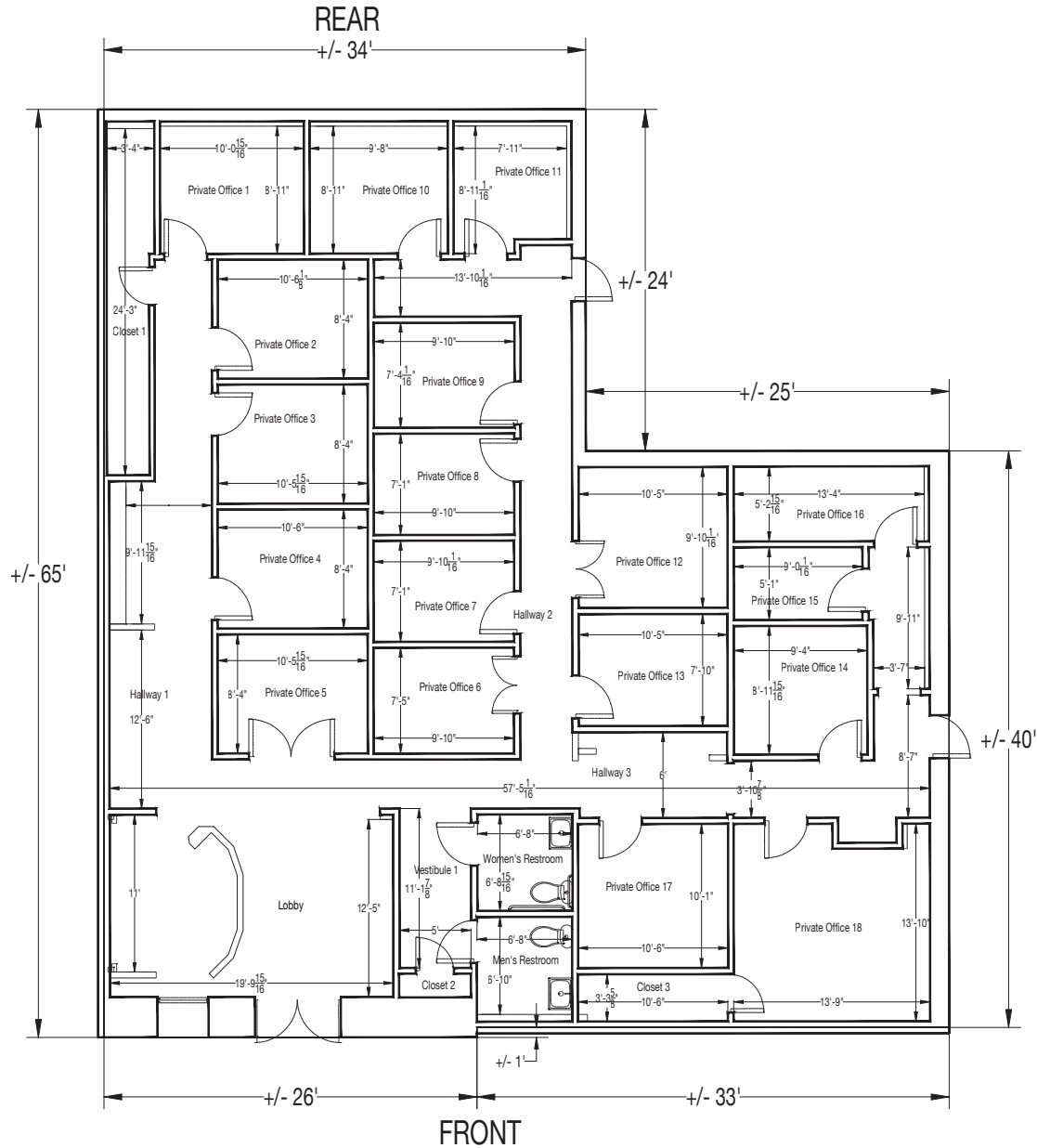




Link to: [Virtual Tour](#)

Link to: [Auto Cad](#)

① MAIN FLOOR



Building ID: 117450
Building Name: Qual Corners
Location: Charlotte, NC
Submitted By:
Drawn By: ID Plans
Date: 02/14/2020

This drawing is a general representation of the shopping center and individual spaces and should not be used as a construction document. No representations are made as to the accuracy of interior or external dimensions, conditions or existing improvements, and the owner reserves the right to change the shopping center and individual spaces at any time and without notice. It is the responsibility of the tenant or its agent to verify actual dimensions and conditions prior to design and construction of improvements.

LEASE OUTLINE DRAWING GROSS LEASABLE AREA

± 3,120 S.F.

DEMISING

FRONT	WIDTH	DEPTH
± 26'	± 59'	± 65'
Suite 00011		

Plans produced by:
ID Plans

400 N. Tampa St. Suite 2210
Tampa, FL 33602
Phone: (866) 657-2545
IDPlans.com



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Electrical Information:

Breaker Panel: 1
 Service Type: 120/208
 Panel Type: NQOD
 Panel Number: Not Listed
 Manufacturer: Square D
 Amps: 225
 Location: Private Office 18
 Notes: Labeled "Panel A", No UL Label

Breaker Panel: 2
 Service Type: 120/208
 Panel Type: NQOD
 Panel Number: Not Listed
 Manufacturer: Square D
 Amps: 225
 Location: Private Office 18
 Notes: Labeled "Panel B", No UL Label

Breaker Panel: 3
 Service Type: 120/208
 Panel Type: Not Listed
 Panel Number: Not Listed
 Manufacturer: Eaton Cutler-Hammer
 Amps: 200
 Location: Private Office 18
 Notes: No UL Label

Breaker Panel: 4
 Service Type: Not Listed
 Panel Type: Enclosed Molded Case Switch
 Panel Number: Not Listed
 Manufacturer: Square D
 Amps: 60
 Location: Private Office 10
 Notes: No UL Label

Breaker Panel: 5
 Service Type: Not Listed
 Panel Type: Enclosed Molded Case Switch
 Panel Number: Not Listed
 Manufacturer: Square D
 Amps: 60
 Location: Private Office 12
 Notes: No UL Label

Breaker Panel: 5
 Service Type: Not Listed
 Panel Type: Enclosed Molded Case Switch
 Panel Number: Not Listed
 Manufacturer: Square D
 Amps: 60
 Location: Private Office 17
 Notes: No UL Label

Interior Disconnect Information:

Amps: 800
 Panel Type: I-Line Panel Board
 Panel Number: Not Listed
 Manufacturer: Square D
 Location: Private Office 18
 Notes: No UL Label

Ceiling Information:

Height from Floor to Ceiling:
 Front: 11' 10" Back: Open
 Floor to Bottom of Deck:
 Front: 16' 6" Back: 16' 4"
 Floor to Bottom of Joist:
 Front: 14' 7" Rear: 15' 4"

Fire Information:

Riser Location: No Riser in Unit
 Sprinkler Heads Present: Yes
 Number of Sprinkler Heads: 39
 Fire Alarm Control Panel Present: No
 Brand: N/A
 Model: N/A
 Location: N/A

Water Heater Information:

Gallons: 75
 Water Line (in): 3/4"
 Manufacturer: Rheem
 Model: PRO+G75-76N RH
 Serial: Q201715633
 Location: Private Office 18

Backflow Information:

Number: 0
 Size: N/A
 Location: N/A
 Notes: No Backflow Preventer Present

HVAC Information:

Unit: 33
 Manufacturer: TRANE
 Model: GAC240A3ELA00000000
 Serial: 17241658JA
 Tonnage: 20
 Year: 2014

Unit: 34
 Manufacturer: TRANE
 Model: YSC060G3EMA01000000
 Serial: 173010377L
 Tonnage: 5
 Year: 2017



Building ID: 117450
 Building Name: Quail Corners
 Location: Charlotte, NC
 Submitted By:
 Drawn By: ID Plans
 Date: 02/14/2020

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LEASE OUTLINE DRAWING GROSS LEASABLE AREA

± 3,120 S.F.

DEMISING

FRONT	WIDTH	DEPTH
± 26'	± 59'	± 65'
Suite 00011		

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Space Profile for

Suite: 00011

Area: 3,120 sq ft

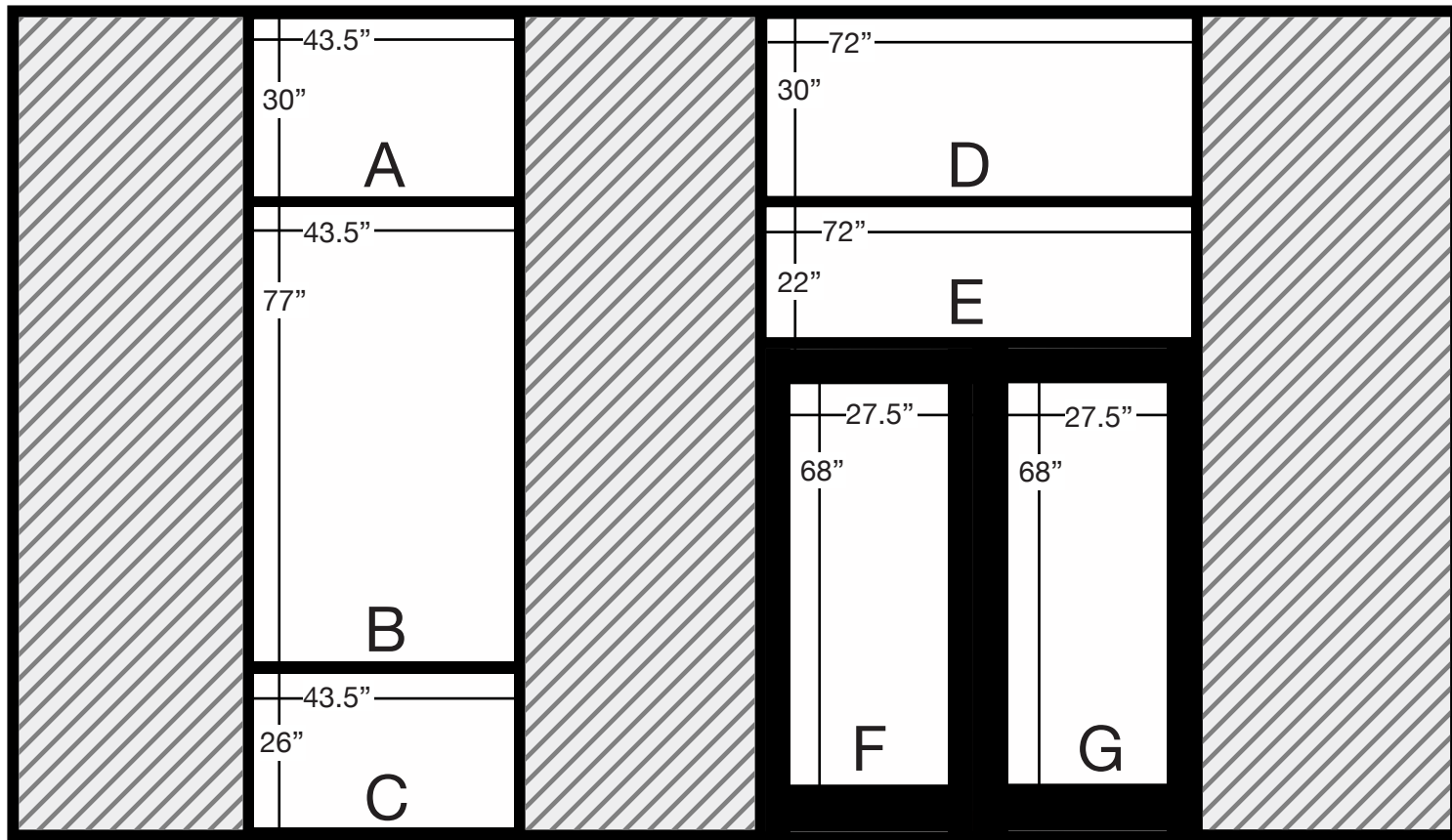
Address

8430 Park Road
Charlotte, NC 28210

ID PLANS

400 N. Tampa St. Suite 2210
Tampa, FL 33602

Window Plan



Window Plan

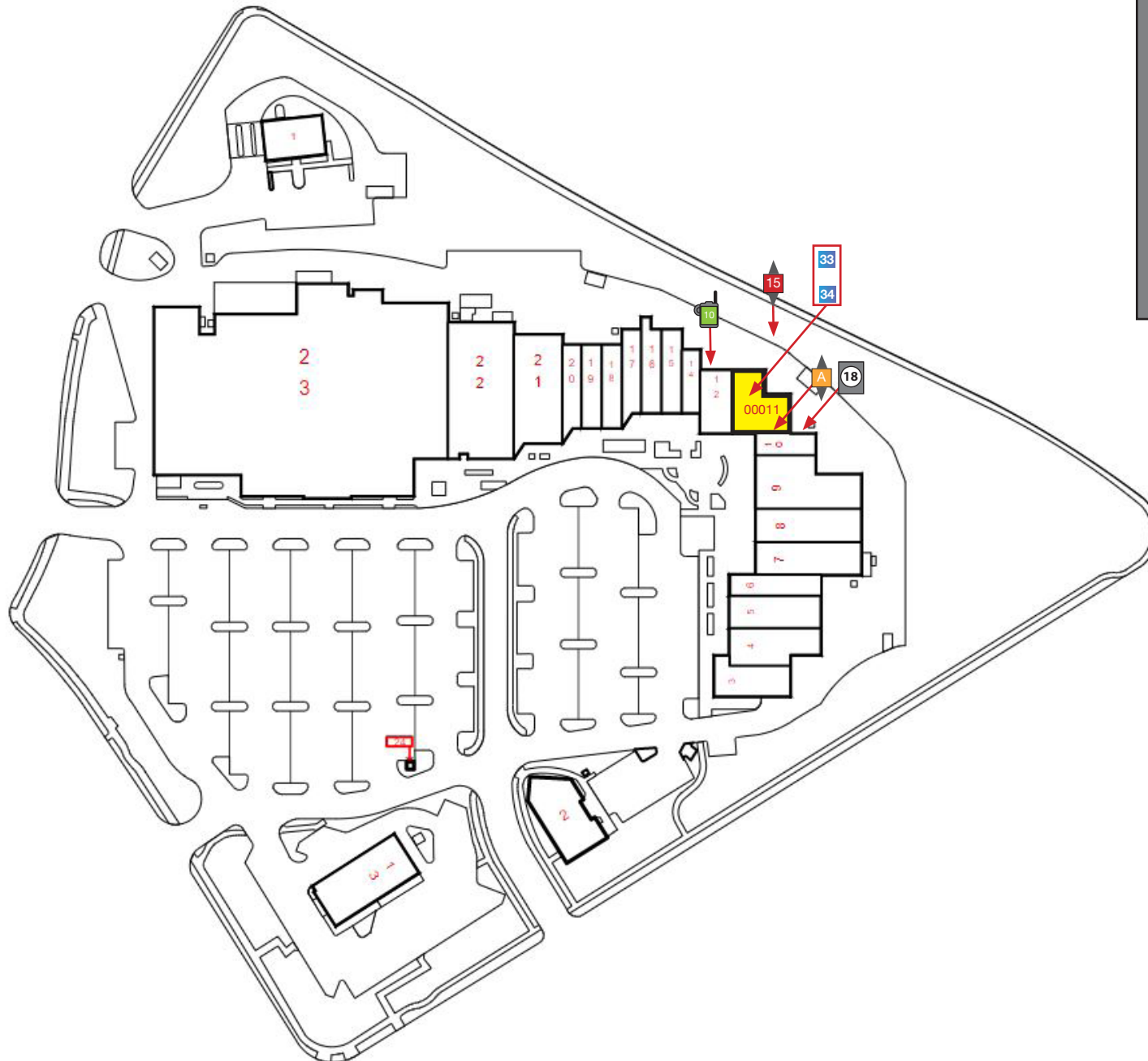


Prepared

02/17/2020

Address

8430 Park Road
Charlotte, NC 28210



Please See Meter & HVAC Information on the Next Page

Meter & HVAC Information

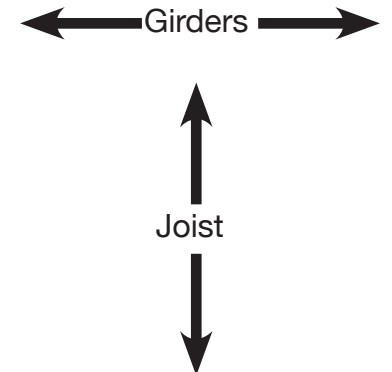
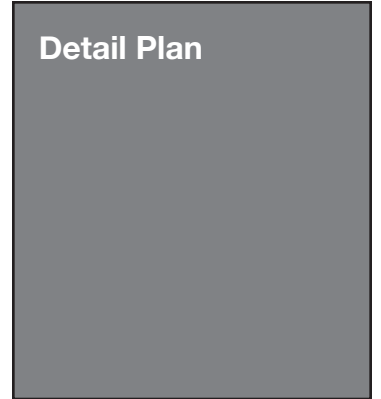
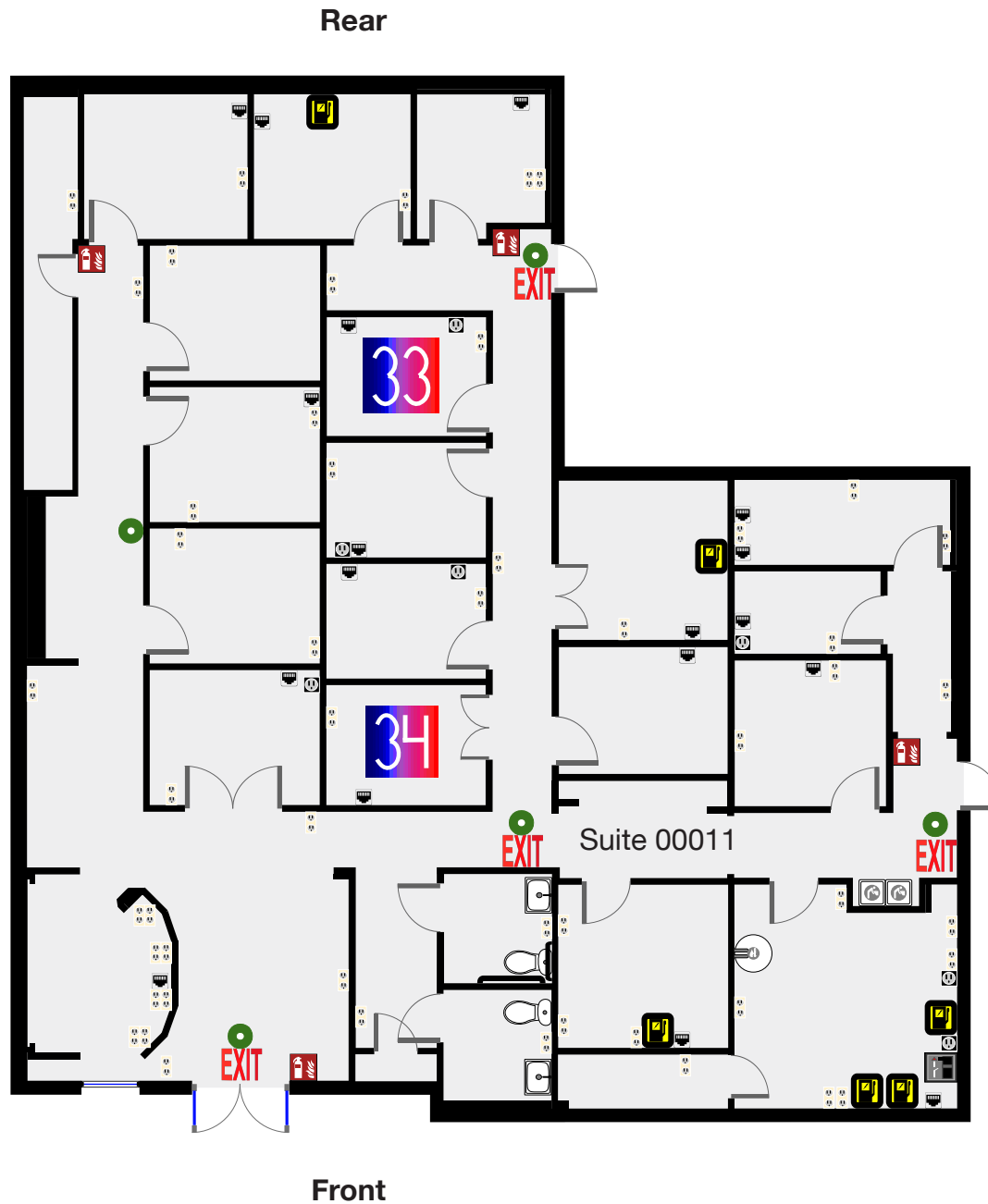
Meter Information	Reference	Meter
	 Electric	077618928
	 Gas	443654
	 Water (House Meter)	104207292
	 Water (Sub Meter)	SN176880

HVAC Units & Information	Unit	Space	Manufacturer	Model	Ton	Serial	Year
	33	00011	TRANE	GAC240A3ELA00000000	20	17241658JA	2014
	34	00011	TRANE	YSC060G3EMA01000000	5	173010377L	2017

Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	Exit Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		
	Disconnect						

Disclaimer: All items may not show on feature pages.



Vacancy Profile Form

Vacancy Profile Form										
Property Name: Quail Corners					Completed By: ID Plans					
Unit Address: 8430 Park Road, Suite 00011, Charlotte, NC 28210					Date: 2/11/20					
Unit Sq. Ft: 3,120 Sq. Ft					Leasing Contact:					
Cost PSF: Cost to White Box Space										
HVAC UNITS										
Unit #	Manufacturer	Model #	Serial #	Tonnage	Year	Gas/Elec.	BTU Output	Volts	Amps	Condition*
33	Trane	GAC240A3ELA00000000	17241658JA	20	2014					
34	Trane	YSC060G3EMA01000000	173010377L	5	2017					
MEP COMPONENTS										
Electrical					Interior Disconnect					
Condition:					Amps: 800 Location: Private Office 18					
Transformer Present: No					Panel Type: I-Line Panel Board Panel Number: Not Listed					
Notes:					Manufacturer: Square D					
Electric Meter					Notes:					
Meter # 077618928 Location: Right Rear of Suite					Lighting					
Meter Reading: 12000 Read On: 2/11/2020					Condition: Count: 32					
Notes:					Type of Lighting: Fluorescent, Incandescent, LED					
					Type of Fixtures: Encased, LED Strip, Bare Bulb					
					Notes:					
Service Panel #1					Plumbing					
Service Type: 120/208 Amps: 225					Water Heater: Tank Gallons: 75					
Panel Type: NQOD Location: Not Listed					Water Line (in): 3/4"					
Manufacturer: Square D Location: Private Office 18					Notes (Water heater info and or condition): Location: Private Office 18, Manufacturer: Rheem, Model: PRO+G75-76N RH, Serial: Q201715633					
Notes: Labeled "Panel A", No UL Label										
Service Panel #2					Water Meter					
Service Type: 120/208 Amps: 225					Water Meter #: 104207292 Size: 3/4"					
Panel Type: NQOD Panel Number: Not Listed					Location and Notes: Sub Meter SN176880 Size 5/8"					
Manufacturer: Square D Location: Private Office 18										
Notes: Labeled "Panel B", No UL Panel										
Service Panel #3					Backflows					
Service Type: 120/208 Amps: 200					Num of Backflows: Size:					
Panel Type: Not listed Panel Number: Not Listed					Location and Notes: No Backflow Preventer Present					
Manufacturer: Eaton Cutler-Hammer Location: Private Office 18										
Notes: No UL Label										
Gas Meters					Fire Alarm Control Panel					
Existing at Space: 1					Present: Manufacturer:					
Meter #: 443654 Location: Rear Left of Suite 00012					Model:					
Notes:					Phone Lines: No Fire Alarm Control Panel Present					
DIMENSIONS, CONFIGURATIONS AND OR TENANT IDENTITIES SHOWN MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR LEASING INFORMATION ONLY AND IS SUBJECT TO CHANGE. THE "CONDITIONS" FIELD OF THIS REPORT IS PRESENT SOLELY FOR THE CUSTOMER'S INPUT AND USE.										

Vacancy Profile Form

Fire Protection (cont'd)			
Fire Life Safety		Sprinklers	
Condition:		# of Heads:	39
Existing:	Yes	Riser Located in Space:	No
Notes:		Riser Location:	Rear Left of Unit , Inside Space 8520
		Additional Information:	
ARCHITECTURAL COMPONENTS			
Unit Overview		Deck Height	
Sales Area:	1,982 Sq. Ft.	Stock Room:	0 Sq. Ft.
Other:	771 Sq. Ft.		
Bathrooms			
Condition:		Exposed to Deck:	Yes
Mens Restrooms	Womens Restrooms	Floor to Bottom of Deck	
# of Restrooms	# of Restrooms	Front:	16' 6"
# of Toilets	# of Toilets	Back:	16' 4"
# of Urinals	# of Toilets	Floor to Bottom of Joist	
Notes:	2 Unisex Restroom	Front:	14' 7"
		Back:	15' 4"
		Height from Floor to Ceiling:	11' 10"
		Notes:	Open
Storefront		Acoustical Ceiling:	
Condition:	Width: 26'	# of Tiles In Unit:	238
Features:	Recessed Doors, Windows, Awning, Brick Base and Stucco Walls	Location in Unit:	See Notes
Notes:		# of stained/broken:	15
		Notes:	Lobby, Vestibules, Unisex Restrooms and Private Office 14, 15, 16, 18
Exterior Doors		Open Ceiling:	
Door 1:	Glass Double Hinge	Condition:	Location in Unit: See Notes
Measurements:	7' x 6'	Notes:	Hallway, Private Offices 1-13 and Closets
Qty:	1		
Door 2:	Metal Single Hinge	Drywall Ceiling	
Measurements:	7' x 3'	Condition:	Location in Unit: None
Qty:	2	Notes:	
Door 3:	N/A	Walls	
Measurements:		Condition:	Drywall: Yes
Qty:		Open Stud:	No
		Notes:	Fire Rated:
Door 4:	N/A	Flooring	
Measurements:		Condition:	
Qty:		Concrete Sq. Ft:	217
Door 5:	N/A	Carpet Sq. Ft.:	0
Measurements:		Total Sq. Ft.:	2,753
Qty:		Notes:	Other is Laminate Flooring
Door 6:	N/A	Environmental	
Measurements:		Hazardous Materials:	None
Qty:		Number of Grease Traps:	0
		Size:	N/A

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Vacancy Profile Form

EXTERIOR COMPONENTS										
Roof						Parking				
Condition:						Condition:				
Evidence of Leaks: Further Investigation:										
Notes:						Special Restrictions:				
Canopy/Façade/Sign Area						Rear of Space				
Condition:						Condition:				
Notes:						Loading Dock: Lift:				
						Notes:				
DRAWING COMPONENTS AND GENERAL ATTACHMENTS										
LOD						As-Built				
Architectural > Other						MEP . Other				
Exterior > Other						General				
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Vacancy Profile Form

Service Panel #4			
Service Type:		Amps:	60
Panel Type	Enclosed Molded Case	Panel Number:	Not Listed
Manufacturer:	Square D	Location:	Private Office 10
Notes:			
Service Panel #5			
Service Type:		Amps:	60
Panel Type	Enclosed Molded Case	Panel Number:	Not Listed
Manufacturer:	Square D	Location:	Private Office 12
Notes:			
Service Panel #6			
Service Type:		Amps:	60
Panel Type	Enclosed Molded Case	Panel Number:	Not Listed
Manufacturer:	Square D	Location:	Private Office 17
Notes:			
Service Panel #7			
Service Type:		Amps:	
Panel Type		Panel Number:	
Manufacturer:		Location:	
Notes:	N/A		