



**Office/Medical Building in
Cascada Business Park**

\$13.00 per SF NNN (\$3.00/SF)

8,136 SF building

6,121 available for lease

Can be divided

Zoned GB

All brick construction

Interior build-out to suit tenant

Suited for office use such as:

Medical/Dental

Insurance

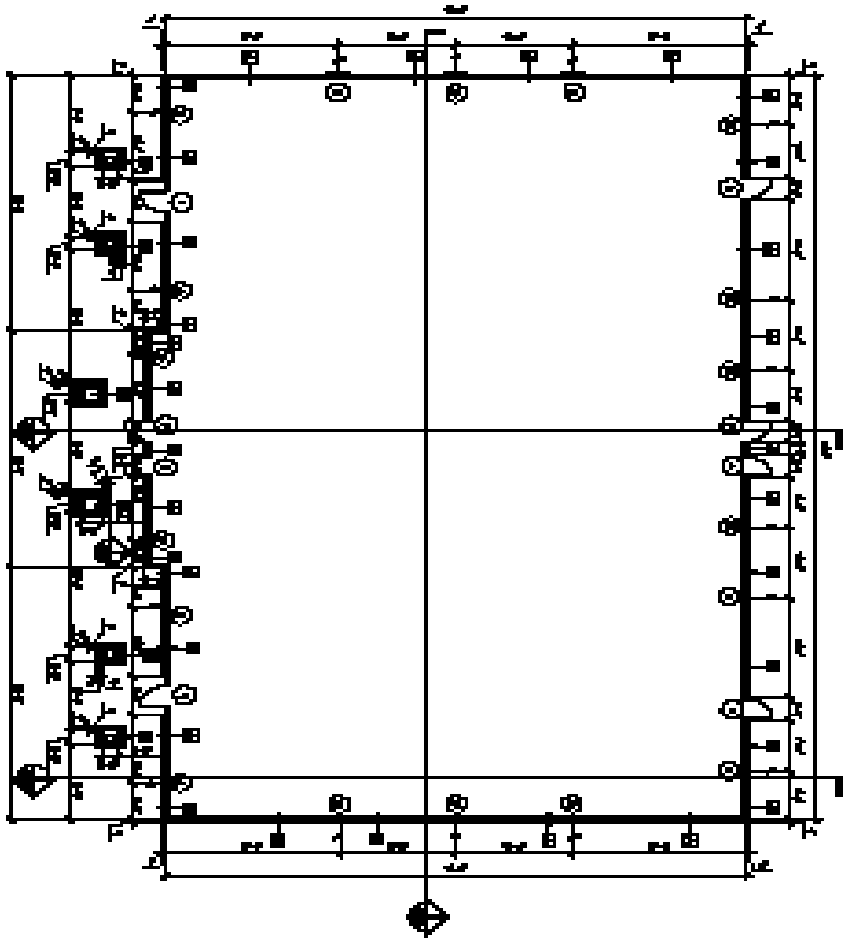
Billing Services

Doug Anderson

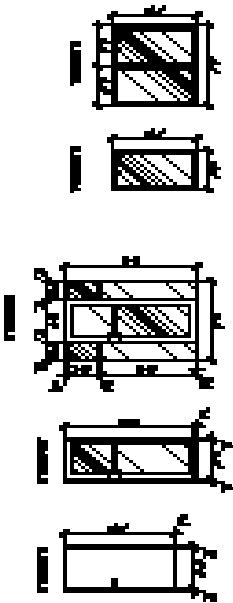
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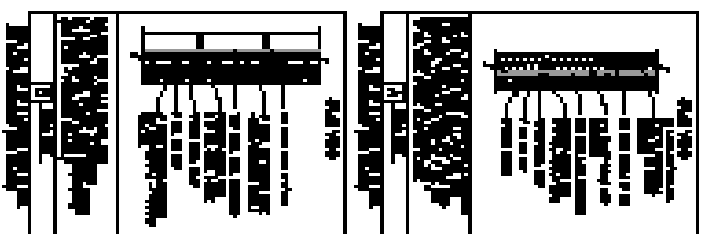
SECTION 1 ROOM ELEVATIONS



NO.	ROOM	AREA	FINISHES	NOTES
1	REAR PORCH	100	CONCRETE	
2	REAR PORCH	100	CONCRETE	
3	REAR PORCH	100	CONCRETE	
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98	REAR PORCH	100	CONCRETE	
99	REAR PORCH	100	CONCRETE	
100	REAR PORCH	100	CONCRETE	

GENERAL NOTES:

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.



FINISHES:

- 1. WALLS: PLYMOUTH SHEETROCK WITH VINYL COMPOUND URETHANE (VCU) PAINT.
- 2. CEILING: 6" X 6" ACoustIC TILE WITH POP.
- 3. FLOOR: POLISHED CONCRETE.
- 4. DOORS: 1 3/4" SOLID CORE WITH BRASS HANDLES.
- 5. WINDOWS: 2" ALUMINUM DOUBLE HUNG WITH WHITE PAINT.
- 6. TRIM: 1" X 4" PINE TRIM WITH POLYURETHANE FINISH.
- 7. LIGHT FIXTURES: RECESSED CAN LIGHTS WITH BRASS TRIM.
- 8. EXTERIOR: VINYL SIDING.
- 9. ROOF: ASPHALT/FLY SHINGLE ROOFING.
- 10. FOUNDATION: CONCRETE FOUNDATION WITH DRAINAGE TILES.

A105

FLOOR PLAN
4 30-REGULDS
CAROLINA LOT 23
BUILDING BABEL
LAFAYETTE, IN

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