

COMPLETE FINISH-OUT & INCLUDED ITEMS

OVERALL

- Floor: 52.5' W × 40' D · ±2,100 SF
- Mezzanine: 52.5' W × 13' D · ±700 SF
- Side-by-side units, combined
- Two insulated overhead doors  
18' W × 14' T · 14' W × 14' T
- Two 3 ft. passage doors
- Two motorized exterior door screens

GARAGE FLOOR · FINISH

- 200 amp upgraded electrical service
- Two HVAC condensers, Nest thermostats
- Racedeck premium flooring
- Painted walls and ceiling · decorative wainscot
- Floor-to-ceiling decorative tile
- Tinted privacy glass on all doors
- Two commercial-grade fans
- High bay UFO and pendant lighting
- Grid ceiling under mezzanine
- Black commercial slat wall (back wall)
- Switched outlets in side walls  
cameras, signage, lighting, etc.

GARAGE FLOOR · UTILITIES

- Keg urinal toilet
- Two-compartment commercial shop sink
- Wall-mounted full Kranzle system  
hose reel and vacuum reel
- Walk-in storage room (±76 SF)  
lockbox · air compressor
- Plumbed for compressed air throughout

MEZZANINE · STRUCTURE

- 48 in. steel stairs and railing
- Vinyl hardwood flooring
- Custom floating cloud ceiling with lighting
- Full kitchen, bath, and laundry/storage
- Small lounge area for entertaining

MEZZANINE · KITCHEN & BAR

- European-style cabinetry
- Bar top, bar stools, custom red steel footrest
- Diamond plate bar with built-in chargers
- Wine and beer fridge
- Microwave · stove · dishwasher
- Crushed ice machine
- Kegerator with 8-keg beer tap
- Beer mug and glass chiller
- Water filtration system
- Bar top height seating · sink

MEZZANINE · BATHROOM

- Full bath with walk-in shower
- Floor-to-ceiling decorative tile
- Sink and toilet

MEZZANINE · STORAGE

- Storage room with washer / dryer connections
- Hot water heater · shelving · IT cabinet

INCLUDED · GARAGE FLOOR

- BendPak 4-post triple stacker lift
- Sonic garage cabinetry and slatwall
- MyQ garage door lock system
- Lutron SMART lighting and control module
- EMAX air compressor
- Compressed air outlets throughout
- Lockbox · fire extinguisher
- Nest thermostats

INCLUDED · MEZZANINE

- IT cabinet
- Bar stools and bar footrests
- Under-cabinet lighting
- Appliances:  
fridge · microwave · stove · dishwasher · crushed ice machine · wine and beer fridge · kegerator with 8-keg tap · mug and glass chiller · water filtration

AVAILABLE SEPARATELY

- Mounted flat-screen TVs
- Washer / dryer
- Mezzanine furniture
- Savant SMART automation  
with speakers
- Wall-mounted Kranzle system  
hose and vacuum reel

BY PRIVATE INQUIRY

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