



BELL CREEK PROFESSIONAL PARK



16 Buildings




Medical/Dental



Close to I-75



Build to Suit

 (813)962-6544

 Sales@WaterfordConstruction.com

 WaterfordConstruction.com

THE WATERFORD PROCESS

- Contract and deposit to reserve your building/lot
- Design your floor plan: Work with our in-house designers to design the perfect floor plan for your business, for a truly custom layout tailored for your specific use.
- Choose your upgrades: Work with our team to pick your finishes and upgrades during the addendum option process.
- Plans and permitting: We create architectural and trade plans for you, then work with the municipality to obtain construction permit approval.
- Land closing and construction: You will close on the land right after permit approval, then we construct the building from the ground up handling all construction management and details.

FINANCING

Waterford's build to suit office concept qualifies for a construction to perm loan type of Bank financing. We do not currently offer in-house financing, however we have worked closely with many local and national banks for over 25 years.

If requested, we are happy to provide a list of Banks we have successfully worked with in the past. Waterford Construction accepts cash, conventional financing, and certain SBA loan types.



What's Included?

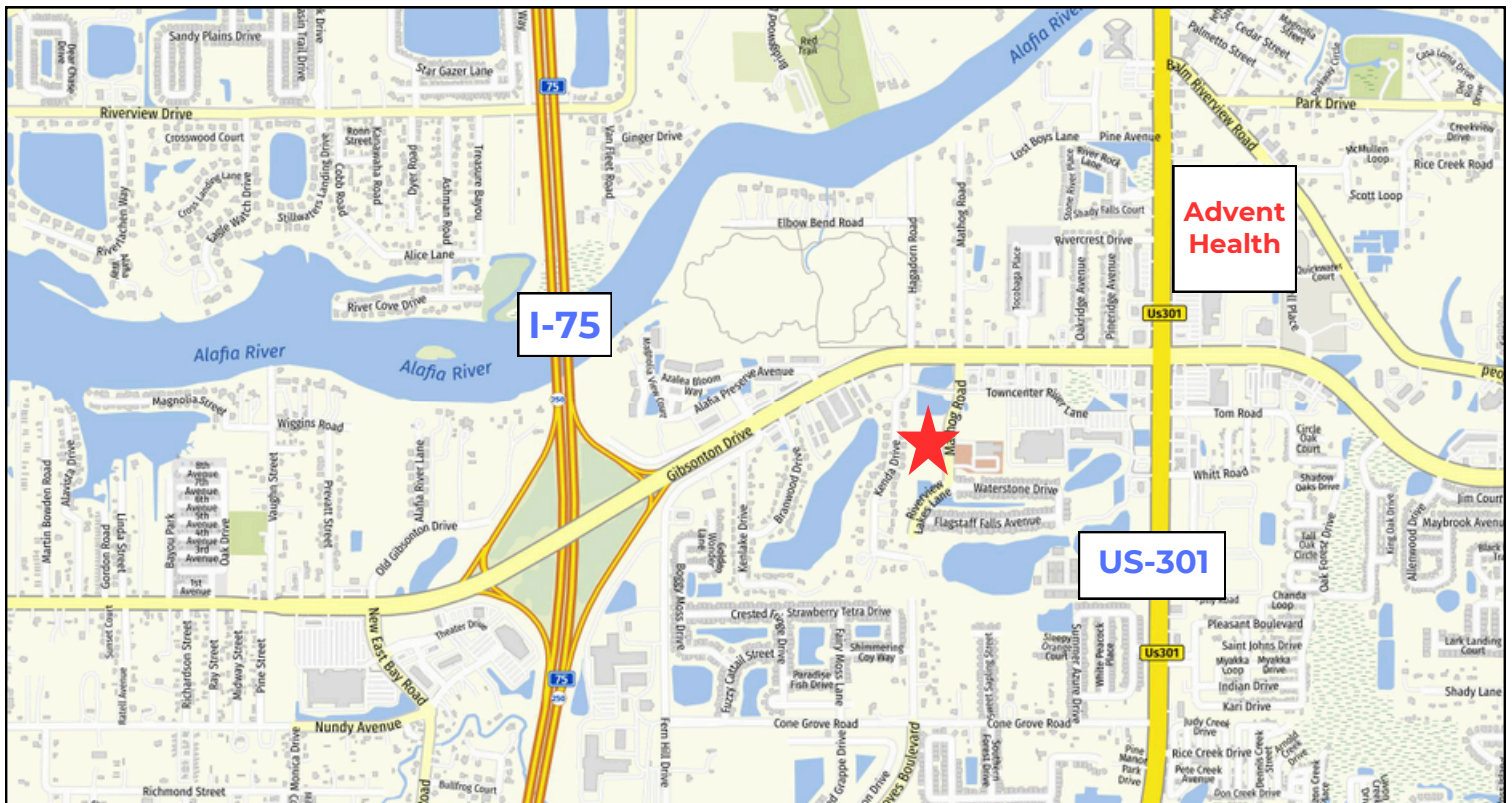
Waterford buildings are constructed to a base professional office standard. This includes items like a , hollow core doors, surface mount lightning, standard baseboards, \$2 psf flooring allowance, etc. Many of these items can be upgraded to your specific use whether it be professional, medical, or dental for a custom building suited to your needs.

Examples of base building items:

- Steel reinforced poured concrete foundation
- Solid block construction
- Raised interior ceiling height of 9'4"
- R-4.2 aluminum insulation on block walls
- R-38 blown insulation in trussed areas
- Aluminum or vinyl fascia, soffit, and gutters
- Dimensional shingle roof
- Fiberglass exterior doors
- Interior hollow core 6'8" doors
- 2- 1/2 inch colonial door casing
- 3- 1/4 inch colonial baseboards
- Bronze Low -E insulated windows
- Drywall Ceilings
- Marble or wood window sills
- Decorator sink with laminate vanity
- Mansfield fixtures and toilets
- Frameless mirrors in bathrooms
- Two coats light tone latex interior paint
- A \$2.00 sf flooring covering allowance
- Exterior elevation and design per plans
- Exterior landscaping per plans
- Building Plans, permits, and engineering

After signing a contract and providing a deposit, clients will start working with our design team on a custom floor plan. Once your floor plan has been finalized, customers will select building upgrades or "addendum" options. Our design team helps you select materials like commercial grade vinyl plank flooring, upgraded baseboards, crown molding, recessed lighting, pre-plumbing, medical wiring, cabinetry in exam rooms, recessed ceilings, glass doors, stone work, accent walls, custom soffit detail, etc.

After completion of the project an Association will manage the common areas ensuring a clean and professional environment for all businesses and building owners.



Current Availability

Lot 1	3,315 SF
Lot 2	3,062 SF
Lot 3	2,540 SF
Lot 4	3,062 SF
Lot 5	3,501 SF
Lot 6	4,162 SF
Lot 7	3,223 SF
Lot 8	2,540 SF
Lot 9	3,673 SF
Lot 10	3,062 SF
Lot 11	5,500 SF
Lot 12	3,462 SF
Lot 13	3,062 SF
Lot 14	3,062 SF
Lot 15	3,062 SF
Lot 16	4,162 SF

