

## 405 W. Interlake Boulevard

### BUILDING:

- 3181 sq. ft. CBS building built 2001
- Standing seam metal roof with dormers
- Building set up for 2 units
- Wrap-around porch with aluminum railing and recessed lighting
- Single pane fixed windows w/Marlin Marble window sills & faux wood blinds
- Double door front entrances with transom windows; tray ceilings
- New exterior paint 2023
- Hurricane shutters
- Attic storage with pull down stairs (both sides)
- 10' ceilings with 8' solid wood interior doors; 2 double French doors
- Metal exterior doors
- Generator with propane tank– currently wired for computer room
- Security for whole building
- Ceiling fans in most offices
- 4 ADA compliant bathrooms
- 3 electric meters
- 1 water meter
- Plumbed for 2 hot water heaters
- Plumbed for 2 break rooms (only 1 is built out)
- 2 front entrances, 2 rear entrances
- 3 A/C units – 1 currently runs computer room (installed 2003); 1 main unit replaced 2017
- Keyless entry access on rear doors as well as on some interior doors
- Multiple voice & data jacks in each office
- 13 camera surveillance system
- Carpet and ceramic tile
- Recessed lighting in entrances & conference rooms
- LED fixtures (replaced florescent in 2021)
- Track lighting in showroom
- Secure in wall drop box on west side of building
- Slatwall panels with display shelves/hangers
- Retail counter with cabinets and display case

## PROPERTY:

- 1.6 Acres; 8 lots out of 10 in the block
- 3 lots (.62 acre) vacant, along with 1 lot (62' x 148') to East of building
- Property originally set up for 3 additional buildings (original site plan available)
- Boulevard entrance
- Concrete parking areas with stops
- Concrete entrance off Interlake Boulevard
- Concrete curbs
- Blacktop drive
- Lighted sign at entrance
- (4) Aluminum Victorian (5 globe) exterior fixtures
- Timer runs outdoor lighting and has separate electric meter (meter is for irrigation too)
- Well with timer (timer new 2023) for landscape irrigation
- Majestic oaks throughout property
- City water
- Septic
- Retention pond for entire property
- Block wall separating residential lots where building is located (310 ft)