

Class A Office Space Available For:

- ❖ **Medical Offices**
- ❖ **Laboratories**
- ❖ **Professional Offices**
- ❖ **Dental Offices**



DiFelice
Development, Inc.

East Victor Place

Flexible office space options for
small to mid-size tenants



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East Victor Place

Flexible office space options for small to mid-size tenants

Experience The DiFelice Difference and why you should locate your business with family-owned and operated DiFelice Development.

We make moving into a new office turnkey, fast and affordable, so that you can devote your time to managing your business...not your real estate. Let us show you how The DiFelice Difference can make your next move seamless. With DiFelice's Total Lease program, all of your build out and lease expenses are consolidated into one simple agreement. No need to worry about unforeseen expenses, future tax increases or maintenance and upkeep.

Flexible build out options make moving in fast and affordable!

General Office Space

At East Victor Place, your rent includes property taxes, building insurance, water, sewer and common area maintenance (CAM) charges.

In addition, all leases include:

- ❖ In-suite-controlled heating & air conditioning
- ❖ Energy-efficient lighting
- ❖ Common area lighting
- ❖ Snowplowing & salting
- ❖ Landscape & lawn maintenance
- ❖ Exterior building maintenance & repair
- ❖ Parking lot lighting
- ❖ Trash removal and recycling

You specify (no extra charge):

- ❖ Location of electrical outlets
- ❖ Location of HVAC vents
- ❖ Location of ceiling lights

Tenant responsibilities:

- ❖ General liability insurance
- ❖ Utilities – gas, electric, cable, Internet, fiber
- ❖ Routine interior cleaning
- ❖ Light bulb & furnace filter replacement
- ❖ Signage

Interior build out options:

No charge for basic layout and design of your space, including compliance with Americans with Disabilities Act (ADA), or we can work with your architect directly. Simply specify the build out options that most closely meet your business's unique needs and DiFelice will do the rest. Need something that is not on the list? Just ask us.

What's Included

- ❖ Two coats paint, including primer and your choice of color
- ❖ Standard grade carpeting and vinyl tile, your choice of colors
- ❖ 2' x 2' suspended ceiling tiles with fluorescent fixtures
- ❖ Painted trim and baseboards
- ❖ ADA-compliant restroom

Available Upgrades:

- ❖ Deluxe grade carpet, your choice of colors
- ❖ Ceramic tile
- ❖ Deluxe grade environmentally friendly, low-VOC emitting carpets and paint
- ❖ Deluxe grade drop ceiling, your choice of tiles
- ❖ Drywall ceilings (where applicable)
- ❖ Upgraded lighting fixtures
- ❖ Premium grade doors and trim
- ❖ Crown molding (where applicable)
- ❖ Kitchenette cabinets, countertop and millwork
- ❖ Soundproofing
- ❖ Cable, voice and data drops
- ❖ Security system

NO SURPRISES. NO HASSLES. NO KIDDING.

FIXED-PRICE RENT ❖ EFFICIENT OFFICE DESIGNS ❖ SIMPLE LEASES
GREEN-FRIENDLY OPTIONS ❖ ENERGY-EFFICIENT LIGHTING, HEATING & COOLING
ONE-CALL MAINTENANCE AND REPAIR ❖ TURNKEY BUILD OUT

