

101 Forest Drive Knightdale NC

List of Improvements:

Structure & Grounds :

- Total Roof replacement with architectural shingles including replacement of multiple plywood sections
- Teardown of exterior wall near parking lot, 1st and 2nd stories
- Rebuild of exterior wall to include a picture window in new lounge area
- Removal of 9 mature pine trees that threatened the structure on the front
- Removal of trees and shrubbery that threatened the structure to the parking lot site.
- Grading of all areas surrounding the structure
- Landscaping of grounds
- Installation of paver stone patio 12x12 for placement of outdoor picnic table
- Resealing of asphalt parking lot and painting of parking lines
- Grading and placement of gravel in back parking lot.

Suite A

- Replacement of thermostat with new wifi smart thermostat

Suite B

- Painting of exterior
- New Deck and Access Ramp
- Replumbing of downstairs bathrooms
- Resurfacing of foyer flooring
- Replacement of carpeting to higher grade commercial carpet
- Painting of Ceiling tiles
- New Crown molding throughout
- Painting of all walls and surfaces throughout
- Removal of all old fluorescent lighting and replaced with modern recessed LED lighting (improved energy efficiency.
- Removal of ceiling in larger "co-working room". Insulated HVAC lines and re-drywalled and painted
- New lighted exit signs to bring suite up to Fire Code
- New door hardware throughout suite and individual offices
- Replacement of all outlets to new, commercial grade outlets.
- Replacement of other wiring /electrical switches as found necessary

Suite C

- Removal of finish flooring and subflooring in common areas
- Insulation of floor and replacement of subflooring
- New Surface LVP flooring.
- Removal of old cabinets and plumbing to sink fixtures.
- Other upgrades to be performed by tenant

Suite D

- Removal of all surface flooring and subflooring throughout common areas
- Insulation of flooring and replacement of subflooring
- New Surface flooring to include high quality commercial carpet and LVP
- New non-load bearing walls for creation of new offices
- Removal of smaller doorway for office 206 and framed in newer large entrance
- Removal of old cabinetry and replacement of new cabinetry along exterior wall
- New plumbing and plumbing fixtures for kitchen area.
- Removal of all old popcorn ceiling, resurfacing of ceilings, and repainting
- Painting to all horizontal surfaces
- Replacement of all fluorescent light fixtures with new and modern LED energy efficient lighting
- Removal of old stairway treads and resurfacing of risers. Replacement of treads with new wood
- Carpeting of stairs
- Removal and replacement of old stairway railing with new railing.
- Replacement of lighting in stairwell.
- Lighted exit lighting to bring suite to code
- Replacement of all outlets throughout suite with commercial electrical outlets
- Replacement of wiring/ electrical switches as needed .
- Resurfacing of large interior wall in lounge with Shiplap wall.

Suite E

- Rebuilding of furnace
- Other repairs responsibility of tenant