

Professional or Medical Office

2199 Cheat Road



4,070 +/- square feet finished

17 Rooms - 7 Exam Rooms - 5 Offices
Waiting Room - 4 Restrooms

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Overview of Features

Brick Exterior

1.25 Story on 0.74 Acres +/-

CAS Shingle Roofs

Security System

Paved Parking Lot

3 HVAC Units

Handicap Accessible

Plus, many additional features

General Notes

Brick Exterior

CAS Roofing

Entrance Portico

Security system

City Water, City Sewage

Gas, Electric

400-amp service/Circuit Breakers

Built-Ins

All window treatments remain

4 Restrooms

Large Kitchen

Central HVAC

Handicap Accessible

FIRST FLOOR-Front Area

Vestibule

Commercial Tile Floor

Waiting Room (26'5" x 17'3")

Carpeting

Ceiling Fan

Check-in Station

½ Bath (6'7" x 5'7")

Handicap Accessible

Commercial Tile Flooring

Reception – 2 rooms combined (21'6" x 19'5")

Carpet Flooring

Commercial Tile Flooring

Built-in counters (desk height)

FIRST FLOOR-Center Area

Office (10'4" x 9'10")

Carpet Flooring

Office (10'4" x 9'9")

Carpet Flooring

½ Bath (6'8" x 5'7")

Commercial Tile Flooring

Nurse Station (9'10" x 5'4")

Sink

Cabinets & Counter

Commercial Tile Flooring

Media Room (10'4"x 10')

Built-ins

Cabinets

Countertop Desks

Exam Room 1 (12'4"x 9')

Sink

Cabinet

Commercial Tile Flooring

Exam Room 2 (9'10"x8' 9")

Sink

Cabinet

Commercial Tile Flooring

Exam Room 3 (9'10"x 8'9")

Sink

Cabinet

Commercial Tile Flooring

Server Room (8'9"x 4'10")

Commercial Tile Flooring

Utility Room (7'5"x 4'5")

Sink

Mop Sink

50-gallon Electric Hot Water

Storage Room (7'9"x 4'4")

Commercial Tile Flooring

Exam EMG (9'10"x 8'4")

Sink

Cabinet

Commercial Tile Flooring

Exam Room (10'1"x 9'10")

Sink

Cabinets

Commercial Tile Flooring

FIRST FLOOR-Back Area

Kitchen (17'9"x 13'7")

Carpet Flooring

Refrigerator

Sink

Cabinets

Dishwasher

Exterior Access

Exam Room (13'2"x 8'10")

Carpet Flooring

Sink

Manager Office (17'3x 10'6")

Carpet Flooring

Exam Room (12'x 10')

Carpet Flooring

$\frac{3}{4}$ Bathroom (6'5"x 6')

Shower

Commercial Tile Flooring

$\frac{1}{2}$ Bath (6'6"x 5'7")

Commercial Tile Flooring

Furnace Room (12'2"x 7'8")

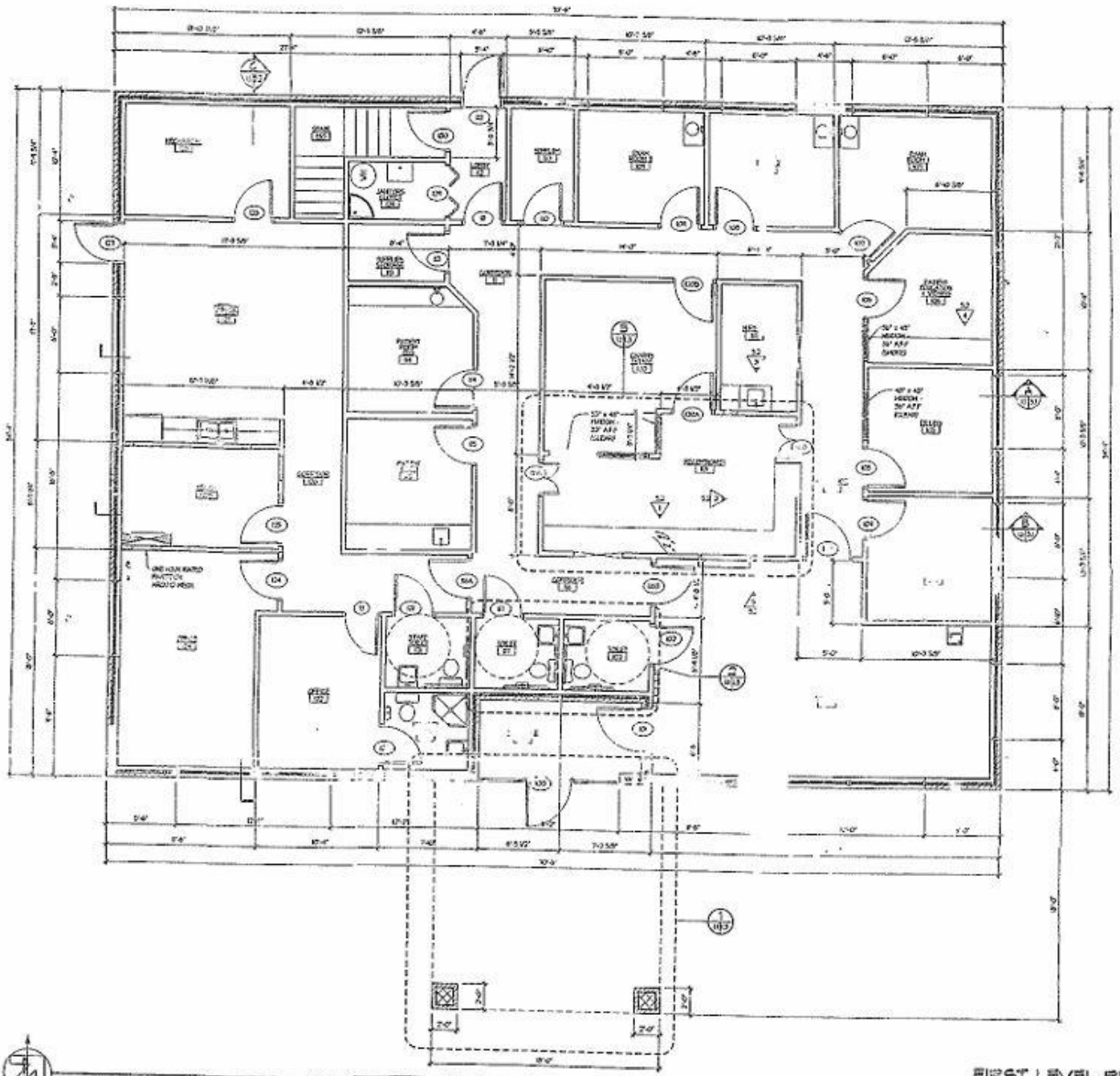
Concrete Flooring

3 HVAC Units

400+ Amp Service

Second FLOOR

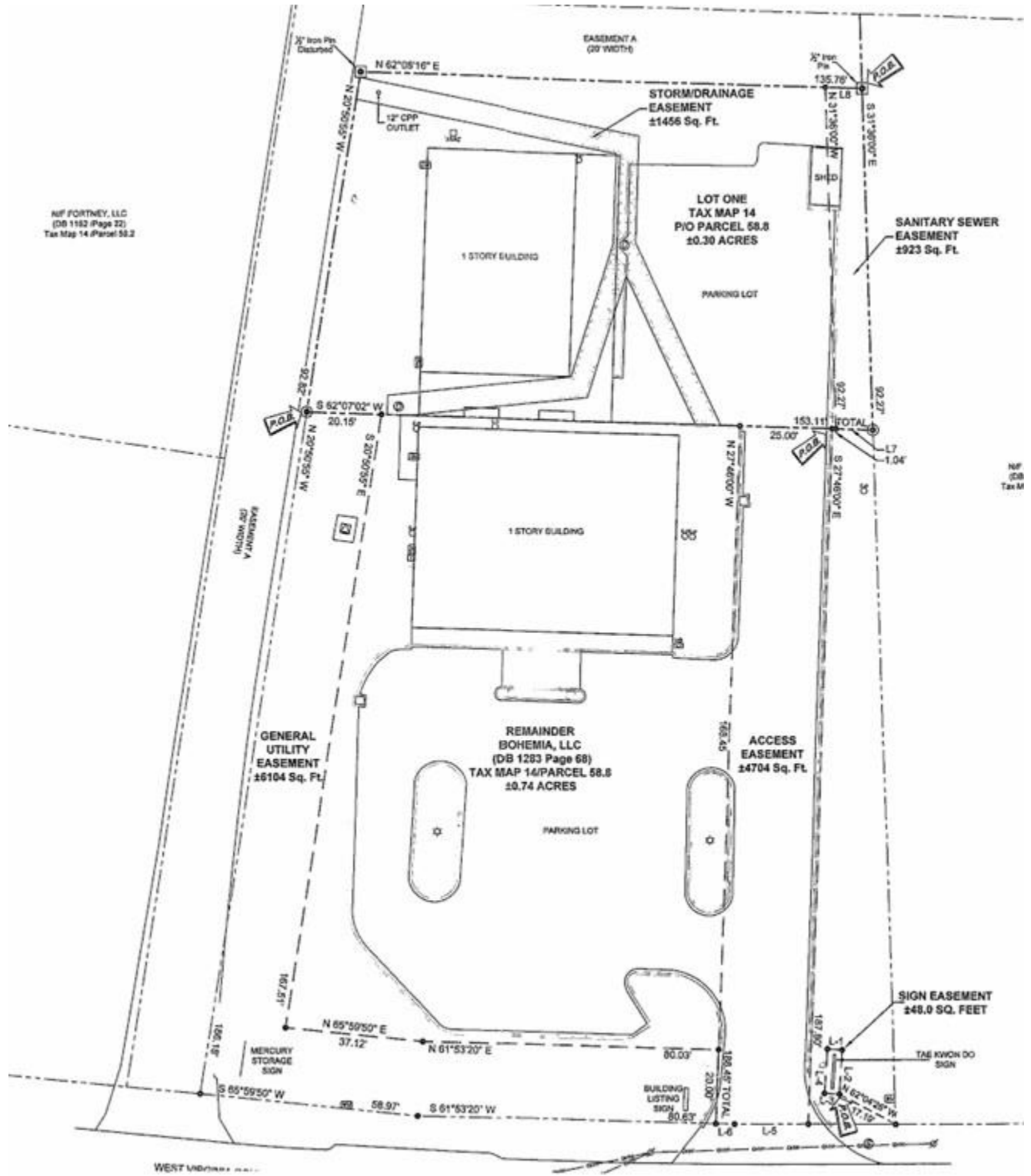
File Room/Office (19'3"x 11'10")



FIRST LEVEL PLAN

SCALE 1/4" = 1'-0"

NIF FORTNEY, LLC
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Tax Map 14 Parcel 58.2



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