

2020 Winter Springs Blvd.

Oviedo, FL 32765

Building and External Features

- High-end community with over 13,000 cars daily (AADT in 2018) with Easy, Safe Entry / Exit Driveway
- Entry / Exit Driveway Pavers - Concrete Base
- Solid Concrete Columns
- Concrete Block w/ Brick Veneer at Column Base
- Concrete Block w/ Brick Veneer Wall at Rear of Property
- Concrete Block Walls (w/ Foam Insulation) and Brick / Hardie Board Veneer
- Railroad Ties Planters for Oak Trees on West Side
- Live Oak Trees on Each Side of Building
- Mature Shrubs on all Sides of Building and Outer Perimeter
- Lighted Monument Sign for Tenant Identification
- Lighted Porches and Parking Area
- New Premium Roof w/ Transferrable Warranty (10/18)
- Enclosed Dumpster Surrounded by Shrubs
- Concrete Walkways Around Building
- 1,488 Square Feet of Covered Porch Area
- Two One-Hour Fire Walls Between Suites
- Sound Reducing Insulation Utilized Between Some Suites
- Wooden 2x4 Studs Utilized Throughout
- 120 MPH Wind Resistant Windows
- Very Low Maintenance Exterior (Brick and Hardie Board)
- Hurricane Resistant Tie-Downs Utilized for Roof Structure

Offices and Internal Features

- Standard Solid Wooden Entry Doors with Steel Frames
- 9' Ceilings Throughout Building
- Steel Framed, Solid Wood Office Doors Throughout
- Carpet and/or Ceramic Tile Floor Coverings
- Separate A/C & Heating Units for Each Suite
- Separate Restrooms for Each Suite
- Kitchen and/or Break Room Facilities with Sinks
- Pass-Thru Reception Windows in Several Suites
- 6" Wood Molding Throughout Building
- Crown Molding in Some Suites
- Building Designed for Interconnected Suites
- Energy Saving LED Light Bulbs Utilized in Some Suites
- Most Suites Have Lockable Office Doors
- A/C Air Handlers Located in Attic to Maximize Rentable Space