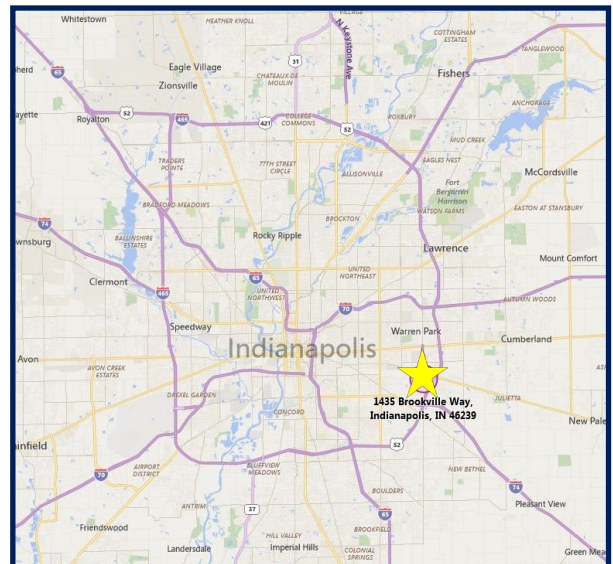




**SUBLEASE**

**PROPERTY HIGHLIGHTS**

- Size – 11,985 RSF
- Clear height – 18'-20'
- Doors - Two drive-in doors: 12'x14' and 10'x12'
  - Three 8'x10' loading docks
- Located in Brookville Business Center
- Minutes from Shadeland Ave and I-465 on Southeast Side
- Zoned I-2-S
- Office SF - +/- 2,900 SF of showroom office space



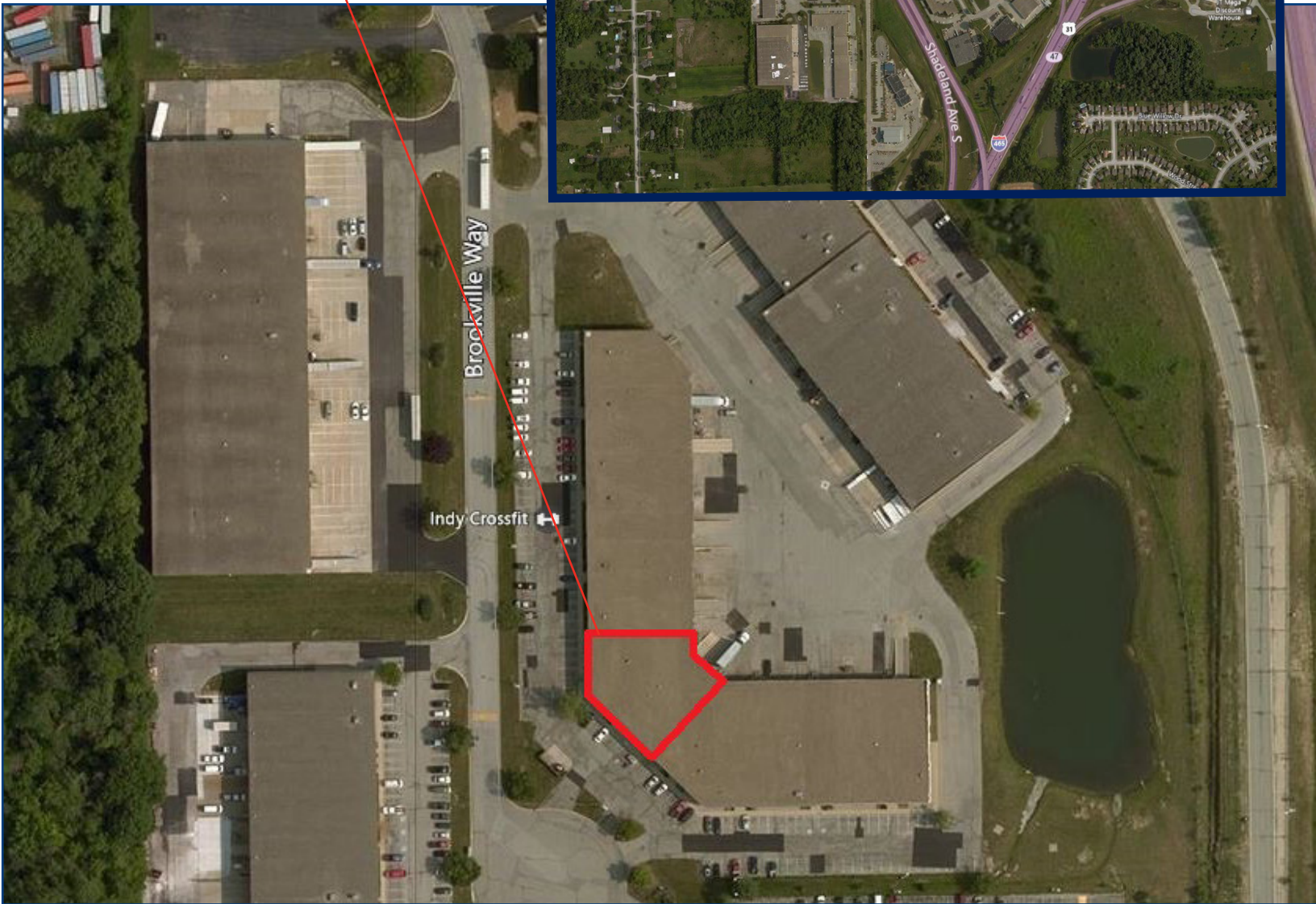
**CONTACT**

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**SITE**

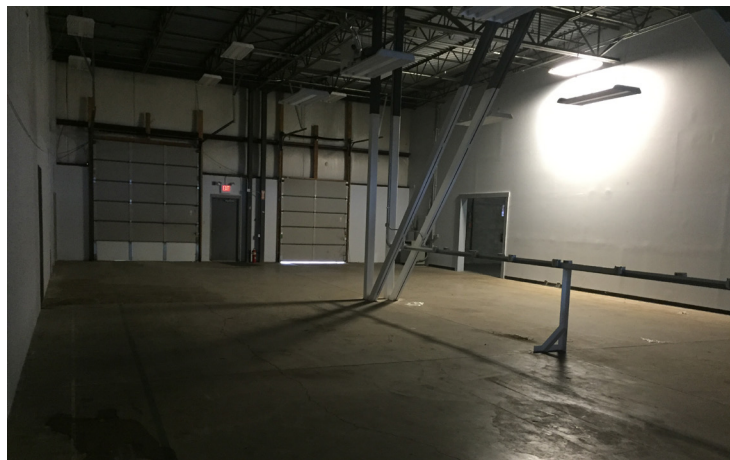




**Interior Office**



**Exterior view of truck court**



**Interior view of warehouse**



**Exterior view of side doors**

## FLOORPLAN

**SYMBOLS**

- DETAIL/SECTION DESIGNATION
- SECTION NUMBER
- SHEET NUMBER
- ELEVATION DESIGNATION
- ROOM DESIGNATION
- ROOM NAME
- ROOM NUMBER
- DOOR DESIGNATION
- DOOR NUMBER
- EXISTING DOOR
- WALL DESIGNATION
- WALL TYPE
- EXISTING WALL

**GENERAL NOTES**

- ALL WORK ON PROJECT MUST COMPLY WITH ALL APPLICABLE CURRENT LOCAL, STATE AND NATIONAL CODES.
- EACH CONTRACTOR SHALL PROVIDE ALL BARRICADES, GUARD PARTITIONS, ETC. AS REQUIRED BY LAW AND AS OTHERWISE REQUIRED.
- EACH CONTRACTOR IS REQUIRED TO REMOVE ALL CARTONS, BOXES, PALLETS, PACKAGING, UNUSED MATERIALS, TRASH MATERIALS, TRASH AND DEBRIS CAUSED BY HIS WORK FROM THIS JOBSITE.
- VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY DESIGN POINT, INC. IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING WITH WORK.
- REVIEW ALL DRAWINGS (PLUMBING, ARCHITECTURAL, ELECTRICAL, HVAC) CONCERNING SLEEVES, CUTLETS, BOXES, ANCHOR BOLTS, DEBRIS ETC. THAT MAY BE REQUIRED. EACH RESPECTIVE TRADE IS RESPONSIBLE FOR PROVIDING AND INSTALLING THESE ITEMS.
- NOT IN CONTRACT (N.I.C.) SHALL COORDINATE AND VERIFY AS TO BLOCKING, BLOCK-UP, AND OTHER REQUIREMENTS WITH DESIGN.
- ALL SUBCONTRACTORS SHALL PROVIDE SHOP DRAWINGS TO DESIGN POINT, INC. FOR REVIEW ON PRODUCTS OR WORK PRIOR TO FABRICATION.
- CONTRACTOR TO PROVIDE BLOCKING IN WALL AT ALL WALL MOUNTED OVERSICKE.
- PLUMBING CONTRACTOR TO PROVIDE CUT SHEETS OF PLUMBING FIXTURES FOR APPROVAL PRIOR TO INSTALLATION.
- FLOOR TO BE CHALKED AND APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION OF METAL STUD WALLS.
- ALL DIMENSIONS TAKEN TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.

**PLAN NOTE**

- EXISTING STRUCTURAL COLUMN
- EXISTING MOP SINK (CONTRACTOR TO PROVIDE A 3/4" SHEET OF WHITE POP BOARD BENEATH SINK)
- NOT USED
- EYE WASH STATION, REFER TO SHEET A1.2 PLUMBER FOR COLD WATER ONLY. NO DRAIN REQUIRED. OWNER FURNISHES CONTRACTOR INSTALLED.
- SAFETY AREA
- 2" WIDE RACK (OWNER SUPPLIED, CONTRACTOR INSTALLED)

*Contractor furnished*

**WALL TYPES**

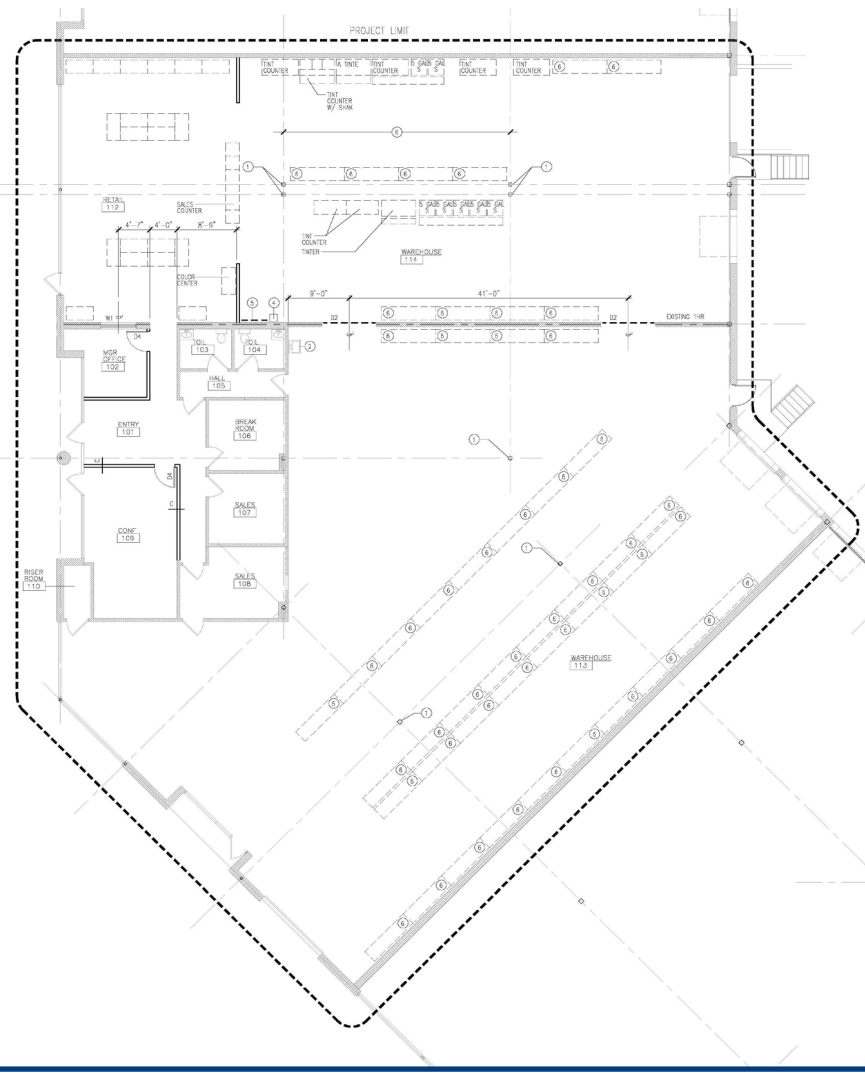
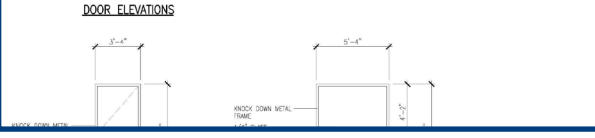
- ONE LAYER 5/8" GYPSUM BOARD OVER 3/4" METAL STUDS AT 16" O.C. EXTEND 4" ABOVE FINISHED CEILING
- ONE LAYER 5/8" GYPSUM BOARD EACH SIDE OF 3/4" METAL STUDS AT 16" O.C. MATCH HEIGHT OF EXISTING PERIMETER OFFICE WALL.
- ONE LAYER 5/8" GYPSUM BOARD EACH SIDE OF 3/4" METAL STUDS AT 16" O.C. EXTEND TO GRID ABOVE. REFER TO STORE DESIGN SPECIFICATION (PROVIDES FULL HEIGHT SOUND INSULATION, REFER TO STORE DESIGN SPECIFICATION)

**DOOR/ HARDWARE SCHEDULE**

DOOR NO.	DIMENSIONS (W x H)	TYPE	CONST.	MATL.	FINISH	HARDW. SET	ELEV.	RATED	REMARKS
D-1	-	-	-	-	-	-	-	-	NOT USED
D-2	8'-0" x 6'-6"	-	-	-	-	-	-	-	DO NOT SET BELOW FOR SPECIFICATION
D-3	-	-	-	-	-	-	-	-	NOT USED
D-4	3'-0" x 7'-0"	FLUSH	SOLID CORE	WOOD	PAINTED	-	B	-	MATCH BUILDING STANDARD
W-1	3'-4" x 4'-2"	-	-	-	MTL.	PAINTED	-	C	WINDOW

**DOOR SCHEDULE NOTES**

- REFER TO GLENN STORE USING SPECIFICATIONS FOR DOOR AND HARDWARE INFORMATION
- NO STRIP CURTAIN, MANTLE, STEEL GUARD (CLEAR, 12" HIGH STRIPS)



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