

WESTGATE SHOPPING CENTER
 20639 Center Ridge Road, Fairview Park, OH 44129
 Unit 29
 Square Footage 6,336

EXISTING CONDITIONS:

SALES:

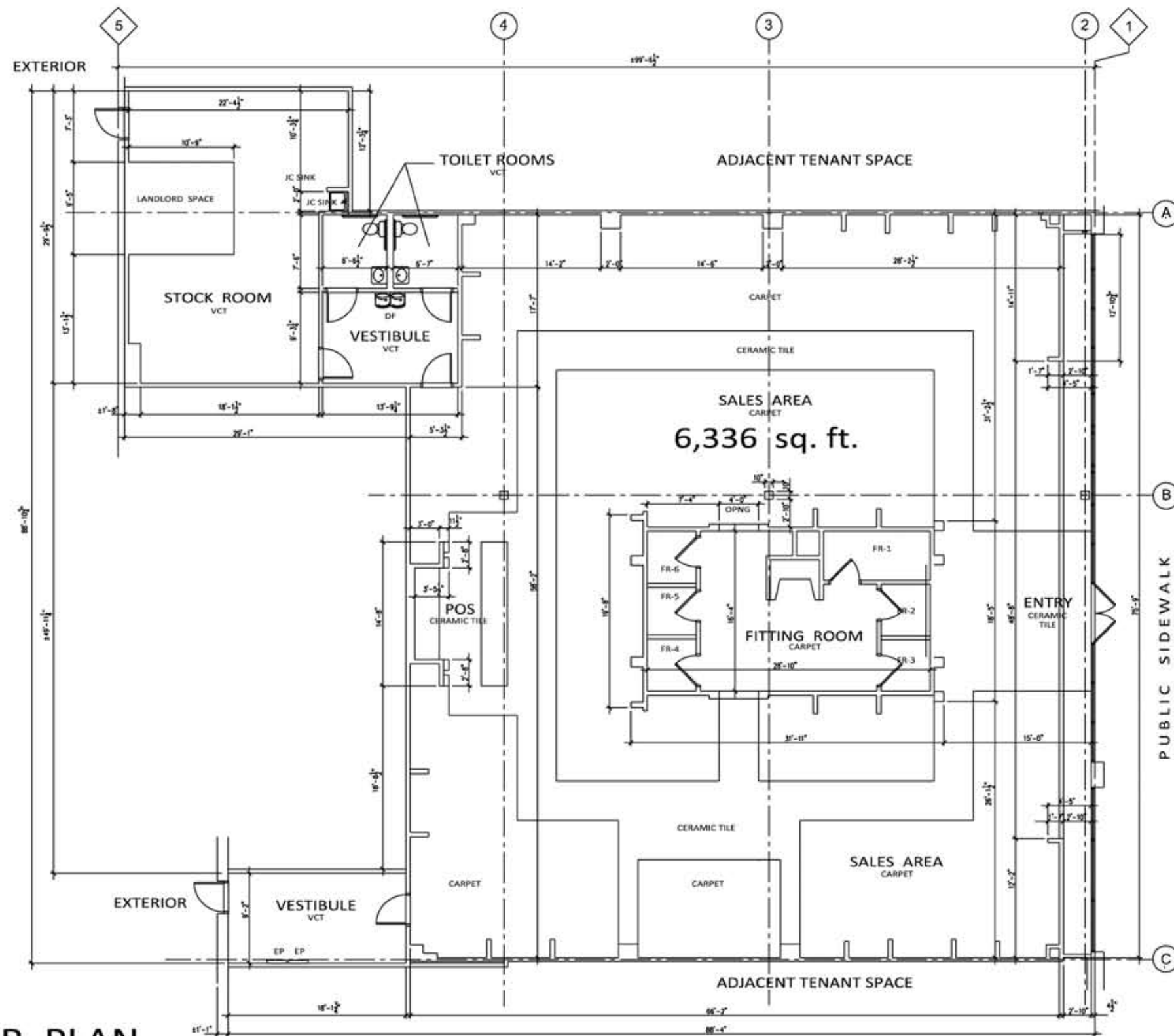
- Alum storefront with 1" insulated glazing
- Existing Demising Walls: gypsum board finish
- Existing Interior Walls: gypsum board finish
- Ceiling:
 - Sales Area: 2x4 suspended acoustic ceiling at 11'-0" aff
 - Storefront Display: gypsum board finish bulkhead at 12'-0" aff
- Flooring:
 - Sales Area : Carpet with Ceramic Tile
 - Fitting Room: Carpet
- Lighting: Recessed & wall wash 2x2 & 2x4 Downlights with parabolic lenses, track lights & accent pendant chandeliers in addition to exit & emergency light fixtures.

BACK-OF HOUSE

- Existing Demising Walls: gypsum board finish
- Existing Interior Walls: gypsum board finish
- Existing Rear Exterior Wall: gypsum board finish
- Ceiling:
 - Stock Room, Vestibule: 2x4 suspended acoustic ceiling at 11'-0"
 - Toilet Rooms: Gypsum board with painted finish
- Flooring: 12"x12" vinyl comp tile
- Lighting: 2x2 and 2x4 recessed fluorescent lighting (typical)
 - Toilet Room includes a combo exhaust fan/light fixture
 - Exit lighting & emergency light fixtures included
- Plumbing Fixtures: (2) separate unisex toilet rooms, mop sink & hi/low drinking fountain

UTILITIES

- HVAC: (3) Existing rooftop units
- (2) Load Centers and Lighting Control unit as indicated on drawings
 - 480/277V, 3 Phase, 4 Wire
 - 208/120V, 3 Phase, 4 Wire
- Fire Suppression: fully sprinklered



FLOOR PLAN

scale: 1" = 20'-0"

GRAPHIC SCALE



June 24, 2017
 W.O. #992257