



OFFICE CONDOMINIUMS **OFFERED FOR SALE**

PROPERTY AVAILABLE:	Coursevall I
ADDRESS:	_____ Coursevall Drive, Queen Anne's County Centreville, MD. 21 _____
TOTAL SQUARE FEET:	18,512 +/- s.f.
DESCRIPTION:	The plan includes a one-story Class "A" office condominium building. The Coursevall I will feature convenient parking, well-landscaped grounds, and a distinctive professional setting for your business.
AVAILABLE SPACE:	18,512 +/- s.f.
SALE PRICE:	See attached price list.
CONDOMINIUM FEES/TAXES:	Owners are responsible for all real estate taxes, estimated at \$1.25 p.s.f., and condominium fees projected to be \$3.00 p. s. f.
PARKING RATIO:	Free lighted surface parking available at a ratio of 5 cars per 1,000 s.f.
OCCUPANCY:	Estimated November 2006
CEILING HEIGHT:	Designed for 10' foot ceilings
EXTERIOR CONSTRUCTION:	Attractive brick and glass exterior
FLOOR CONSTRUCTION:	Concrete



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ELECTRIC SERVICE:	Main service to be delivered to the building
HVAC SYSTEM:	To suit at Buyer cost
SPRINKLER:	A wet system is provided throughout the building. Sprinkler pipe stubbed to individual suite.
UTILITY SERVICE:	Public water, public sewer, gas, electric, and telephone serves the property.
BUSINESS HOURS OF BUILDING:	Individually metered – with separate access
YEAR BUILT:	2006
ADDITIONAL INFORMATION:	High-image Class “A” office condominium building located in the County Seat of Centreville. Conveniently located close to retail, restaurants, banks, health care, and physical fitness facilities. The Centreville Shopping Center is located adjacent to the site. Excellent access to Route 301 and Route 50



**Coursevall I
Coursevall Drive**

Exhibit "C"

Condominium Base Price Inclusions

Each suite will be delivered after closing with the following improvements:

- 1) **Suite Entry Door and Lock:** One door per suite in a pre-approved location will be provided.
- 2) **Heating and Cooling:** Will be the responsibility of the Buyer.
- 3) **Electric Service:** Each suite will be provided with a load of 120 amp stubbed to the building. Buyer shall provide all additional electrical services as needed.
- 4) **Sprinkler System:** Seller install main sprinkler system as required by code under shell building permit. Buyer shall modify his/her system, per code, according to the layout of the suite.
- 5) **Water Service:** Water Service will be made available to each suite. If Buyer installs a separate bathroom or dishwasher, a water submeter will be required to be installed at Buyer's expense.
- 6) **Water-Sewer Allotment:** Seller has provided for 2 units – each suite will be allotted their pro rated share at no additional costs. The building has reserved three additional units which if required would be at the Buyers expense.
- 7) **Demising Walls Between Suites:** The Buyer initiating construction shall construct one side of the demising wall(s) including studs and one side drywall. The second Buyer shall provide sound attenuation and one side of drywall.

The Owner reserves the right to change and alter any and all materials, specifications, features, dimensions and designs without notice. 6/1/06