



Proudly Designed, Built and Managed By:



# THE SEASONS AT PERK PARK | Fact Sheet

## Building's Features:

- 1 & 2 Bedroom Loft Apartments, 33 Apartments Total
- Recently Completed, New Construction
- Centrally located downtown at the intersection of East 12<sup>th</sup> Street and Chester Avenue
- Adjacent to the recently improved Perk Park & Walnut Wednesdays (Summers)
- Park, Lake and Atrium Views
- Convenient to Shopping, Dining and the Theater District
- Central Atrium with Deck Feature
- Controlled Access Entry
- Short-Term Leasing Available (At additional fee)
- Modern Open Living Room / Kitchen Floor Plans with Recessed Lighting
- Granite Kitchen and Bathroom Countertops
- Eat-In Kitchens with Islands (In most suites)
- Stainless Steel Appliances (Includes an elec. oven, microwave, refrigerator and dishwasher)
- Hard Surface Flooring in Living Areas, Carpeted Bedrooms
- Sliding Bedroom Barn Doors
- Windows in All Bedrooms (Exterior, Atrium or Borrowed-Light)
- Walk-In Closets
- Built-In Entry Benches with Coat Hooks (In most suites)
- In-Suite Washers & Dryers, Water Heaters and Furnaces / Air Conditioners
- Cable-Ready
- Pet-Friendly

## Lofts' Features:

Apartment rents, features and availability are from sources believed to be accurate, but not guaranteed in all cases. The final terms contained in the lease documents will prevail.



# THE SEASONS AT PERK PARK | Leasing Sheet

## Loft Apartments:

Luxury suites include (22) 1-bedroom, 1-bath units and (11) 2-bedroom, 2-bath units. Constructed in 1924, the 4-story building was predominately office and retail use throughout its history. The ground floor remains as business and retail use, while the top 3 floors have been converted into loft apartments in 2013. The glass enclosed atrium has been renovated with a deck feature on the second floor for the residents' use year round.

Loft sizes: 1-Bdrm, 1-Bath Apartments Ranging from 630 - 905 SF \$1050 and up  
2-Bdrm, 2-Bath Apartments Ranging from 1180 - 1240 SF \$1550 and up

Services Included in Rent: Trash and Maintenance

Services Tenant Pays: Cable, Phone and Internet:  
Time Warner Cable, 877.772.2253

Electricity, Water and Sewer:  
Sub-Metered and paid to management directly.

Security Deposit: Equivalent to one month's rent.

Pet Policy: Small pets are permitted at an additional charge:  
\$250 Pet Fee (non-refundable) and \$35 Monthly Pet Rent.  
1 Pet per apartment, not to exceed 25 pounds (no exceptions).

Miscellaneous: Lease Term: 1 Year Minimum. Short-term leases available at an additional fee.

Mail Service: Mailboxes are located in the Main Lobby.

Atrium: To be used quietly and respectfully of your neighbors please.

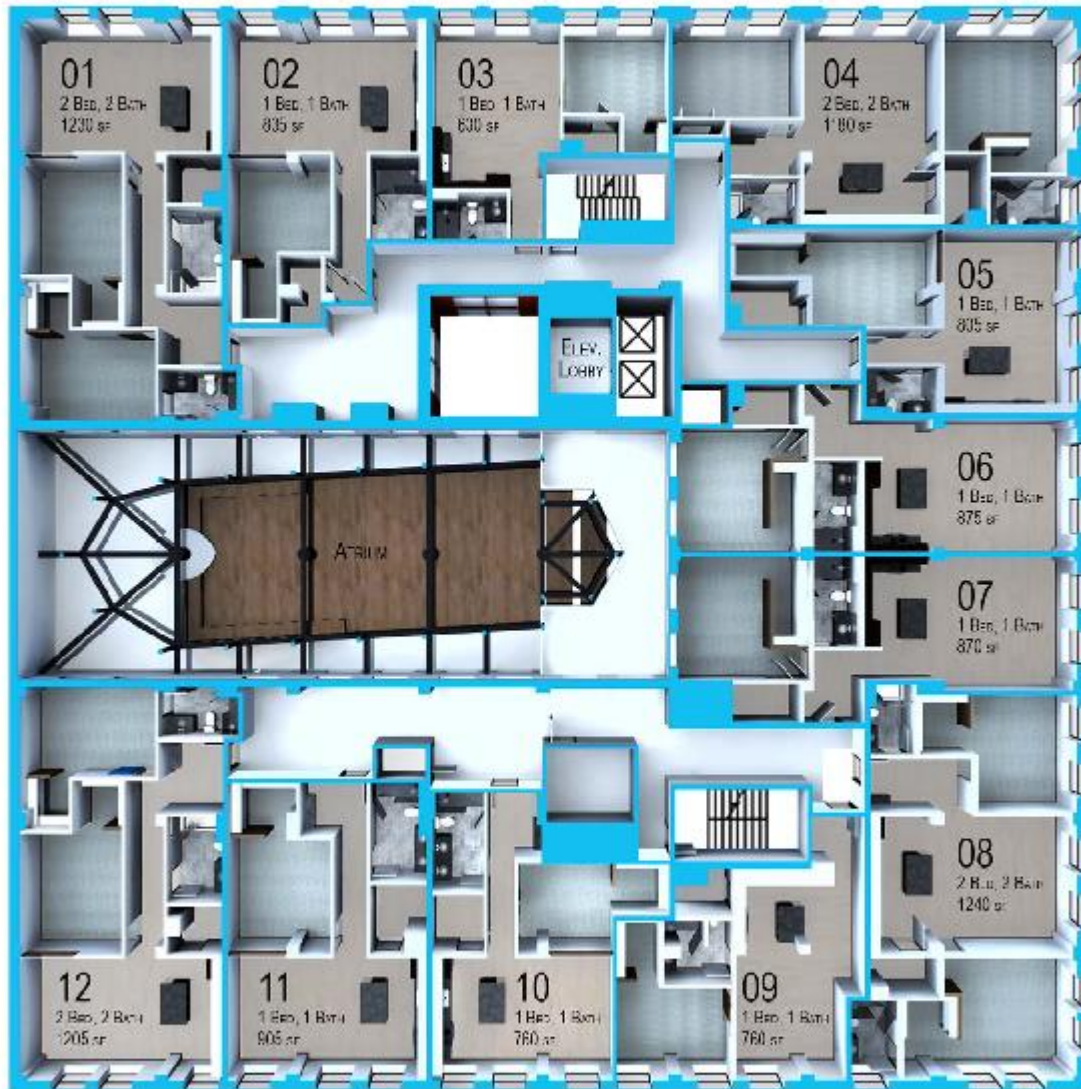
Trash: Closets are located on each floor. Please no large refuse.

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# THE SEASONS AT PERK PARK | Key Plan Sheet

Second – Fourth Floor Plan:



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