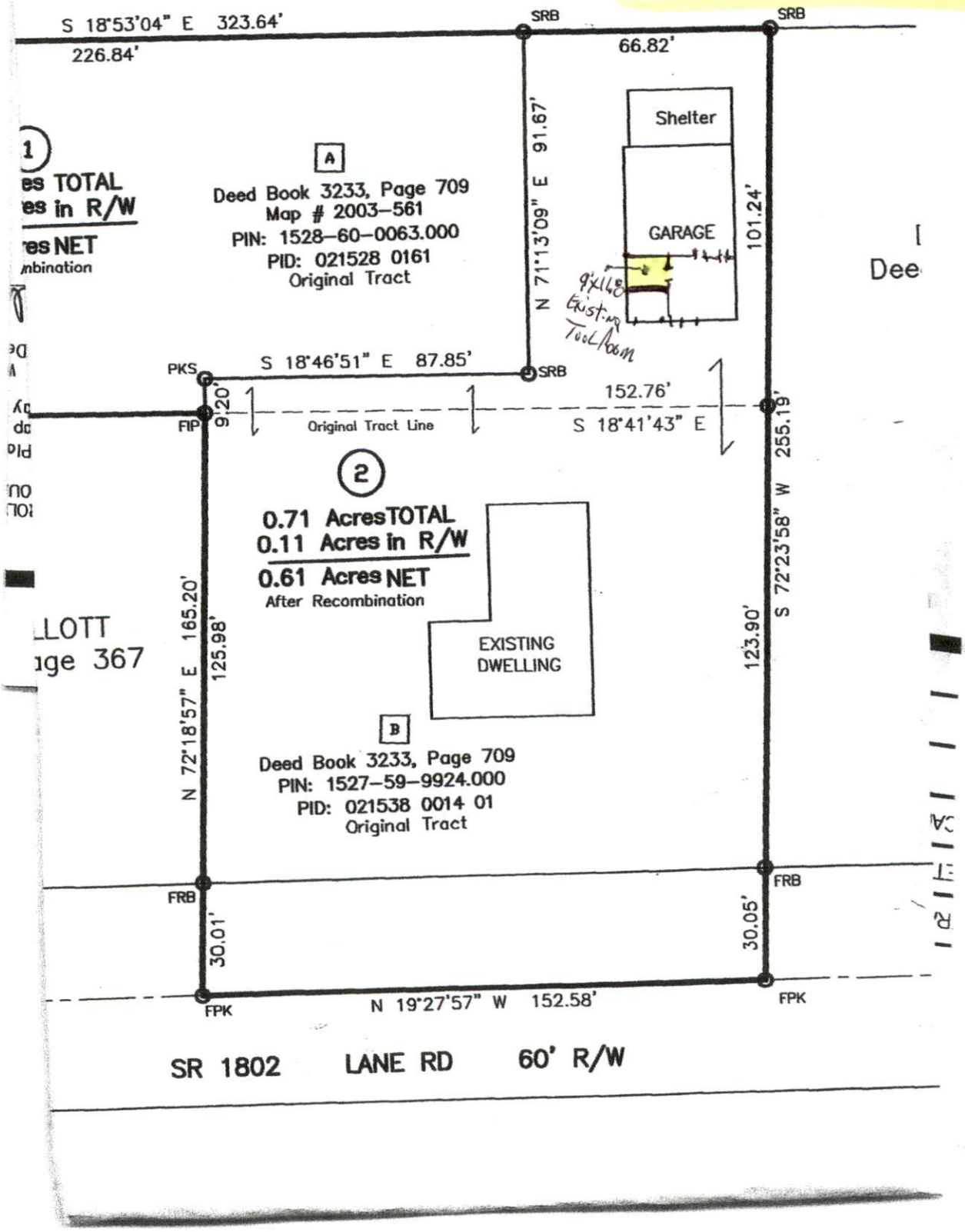Turn Existing tool Room into an Office (9'x11'.8")