

SAWGRASS BUSINESS CENTRE

(954) 846-2434

P O Box 15241, Plantation, FL 33318

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The following is a proposal, on behalf of Sawgrass Business Centre, for your consideration to lease the below referenced property under the following terms and conditions.

Address: 583 Sawgrass Corporate Pkwy., Sunrise Fl. 33325.

Unit Size: 2,586 sq ft

Term: 5 years (60 months)

Minimum Base Rent (1st year): \$16.00 / sq ft / Year

Common Area Maintenance: \$5.25 / sq ft / Year

Rent / month (1st year): \$4,579.38 (includes base, CAM & tax)

Annual Increase to Base Rent: 5%

Security Deposit: \$9,158.76 (The equivalent of 2 months' rent)

Due on signing: \$13,738.14 (Security deposit & first month's rent)

Personal Guarantee: Required

Lease Commencement: upon lease execution

Unit Description:

- Central A/C in offices & warehouse (100% A/C)
- 4 private offices, large conference room, reception area, large general use room, kitchenette, bathroom, large warehouse. (All under air)
- 12' overhead bay door with street level access.
- Grade level loading zone.
- 18' ceilings in warehouse.
- Minutes away from I 595, I 75 & Sawgrass Expressway.
- Minutes away from Ikea, Sawgrass Mills Mall, & adjacent shopping, housing, and restaurants.
- Water included in CAM (Standard use).

Thank you for your interest,

Management
Sawgrass Business Centre