

**89 Summit Avenue, 2<sup>nd</sup> Floor**  
**Summit, NJ 07901**

The square footage of 2<sup>nd</sup> floor space includes 2,800 sf on the 2<sup>nd</sup> floor, 250 sf in the lobby. Also included is an additional lavatory in the lobby open to only 2<sup>nd</sup> and 3<sup>rd</sup> floor tenants and an immaculate free storage room in the basement area.

***Occupancy is negotiable. A minimum of a 3-year lease will be required.***

**Note:** The cubicles and most of the remaining furniture can remain in place for the next tenant.

**The landlord pays for the following:**

- Real estate taxes at time of lease referred to as the “Base Year” taxes. Annual tax increases are passed on to tenants on a pro rata basis.
- Common area heating and cooling
- Water
- Weekly common area cleaning
- Elevator maintenance
- HVAC maintenance
- Free storage room in basement for the exclusive use of tenant
- Interior and exterior window cleaning twice per year
- Parking lot cleaning and snow removal
- Building insurance
- Verizon lines specific to building

**The tenant is responsible for the following:**

- Monthly rent based on 3,050 sq ft @ \$41.00 sq ft
- Electric, gas and cleaning bills for their space
- A pro rata share of annual insurance increases
- A pro rata share of annual tax increases after the 1<sup>st</sup> year
- A pro rata share of annual sewer tax increases after the 1<sup>st</sup> year
- Monthly charge of \$15.95 for security camera specific to the 2<sup>nd</sup> floor