

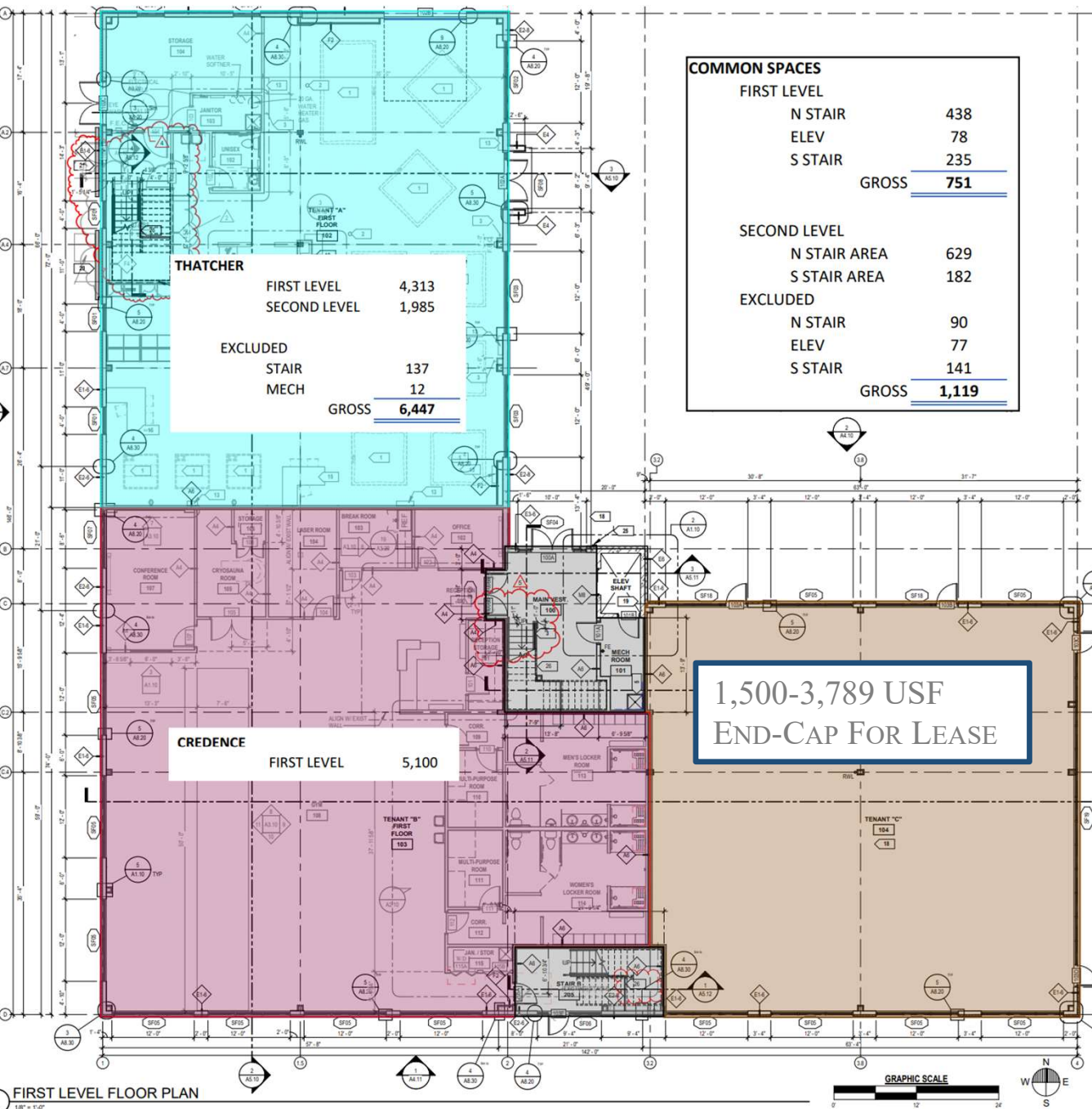
FOR LEASE | NEW CONSTRUCTION RETAIL/OFFICE



1,500-3,789 USF END-CAP FOR LEASE | 3038 JEREMIAH LN NW. ROCHESTER, MN



FIRST FLOOR BUILDING PLAN



LEASE TERMS

Rate: \$26/SF/Yr (Inline)
 \$30/SF/Yr (End-Cap)
 \$26/SF/Yr (entire suite)

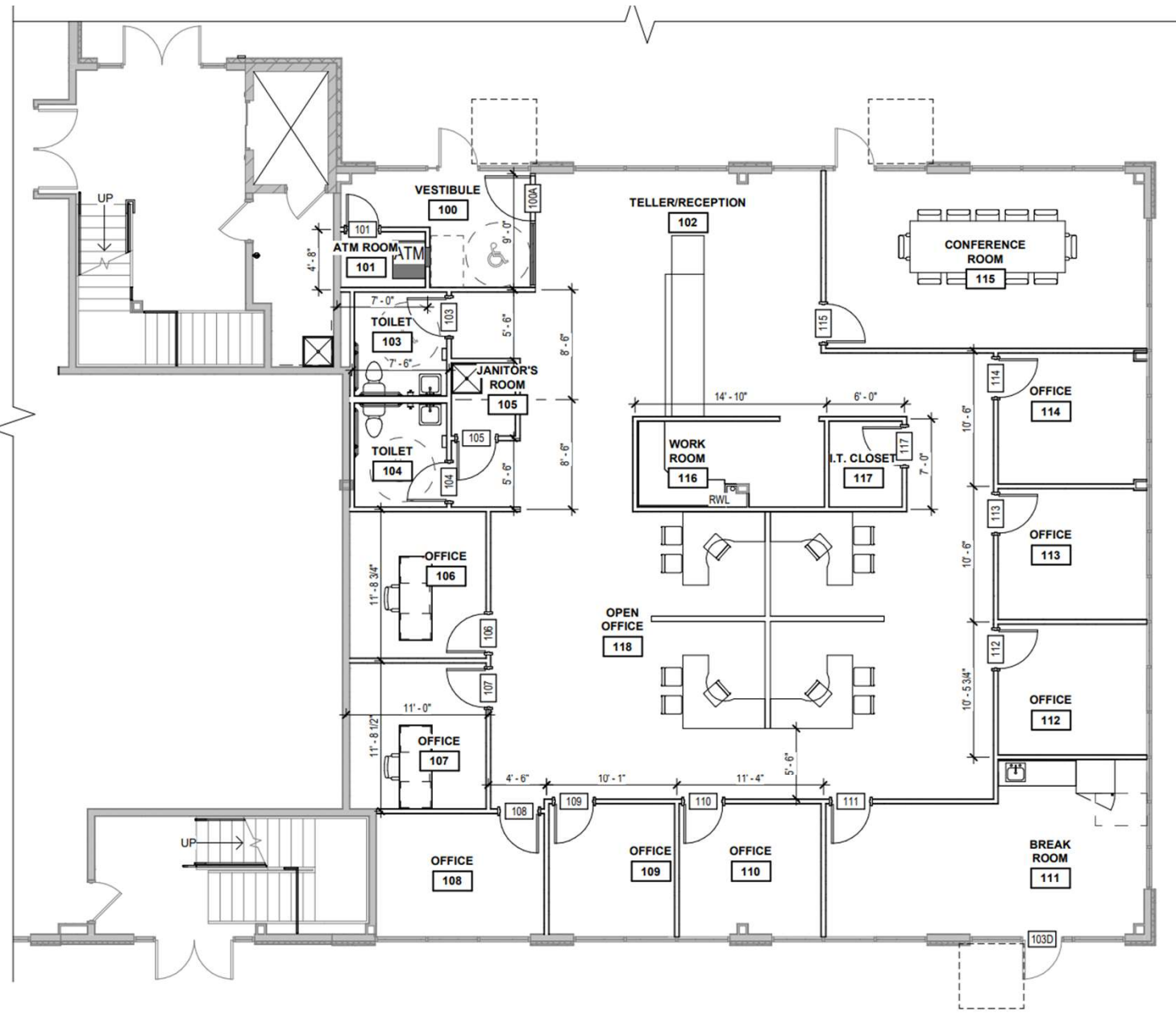
1,500 – 3,789 Usable Square Feet Available

Lease Term: 10+ Years

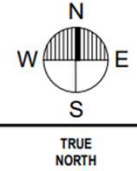
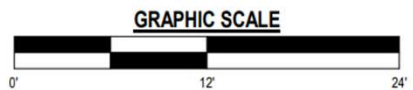
Tenant Improvement Allowance Available to Qualified Tenants

Located in the Fastest Growing Quadrant of Rochester, Across from Lourdes High School & The Rochester Athletic Club

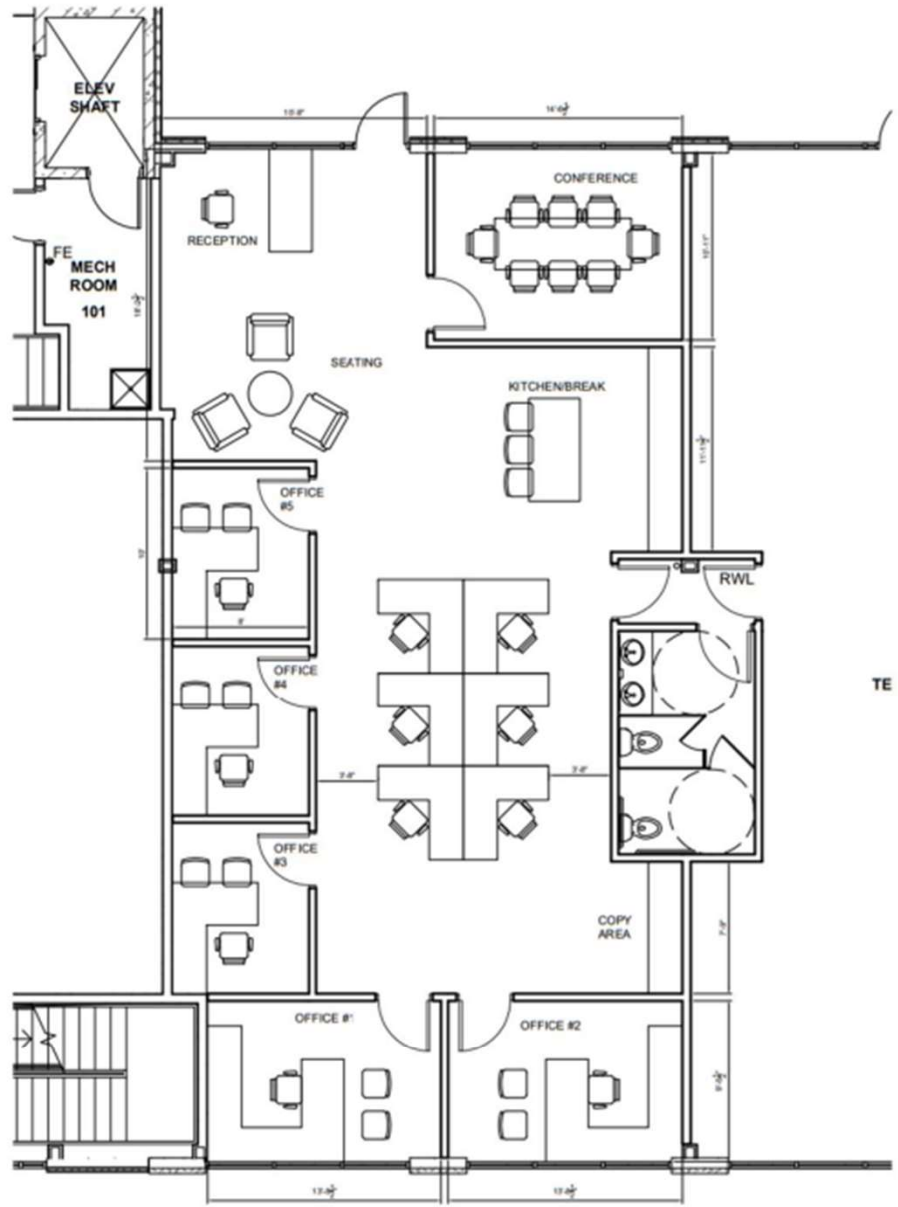
EXAMPLE FLOOR PLAN



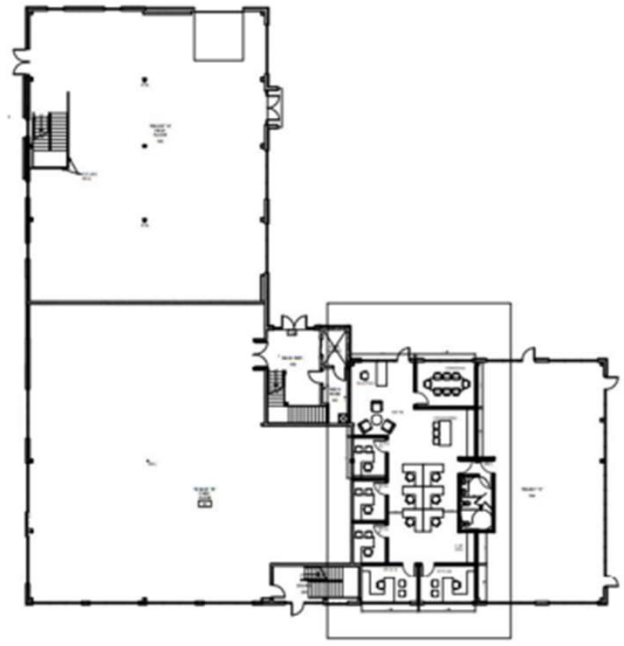
1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"



DEMISED EXAMPLE FLOOR PLAN



1 Preliminary Layout
1/8"=1'-0"



2 Overall Plan
NTS

**1,500 Sq. Ft. Office Layout
with shared ADA restrooms**







2023 OPERATING EXPENSE BUDGET

Tenant:
Year: 2023

Account	Allocation	Property Estimate Amount	Estimated Total	Estimated Monthly	Estimated /SF /yr
Full Building CAM					
General R&M	18.6%	5,000.00	930.00	77.50	0.19
Elevator Contract, Monitoring, License	18.6%	2,000.00	372.00	31.00	0.08
Fire Safety R&M	18.6%	3,000.00	558.00	46.50	0.12
Holiday Decorations	18.6%	0.00	0.00	0.00	0.00
Seasonal Planters	18.6%	4,000.00	744.00	62.00	0.16
Parking Lot/Sidewalk	18.6%	2,000.00	372.00	31.00	0.08
Pest Control	18.6%	1,000.00	186.00	15.50	0.04
Roof R&M	18.6%	2,000.00	372.00	31.00	0.08
Snow Removal	18.6%	10,000.00	1,860.00	155.00	0.39
Window Washing	18.6%	2,500.00	465.00	38.75	0.10
Lawn Care	18.6%	8,000.00	1,488.00	124.00	0.31
Janitorial Contract & Supplies	18.6%	4,000.00	744.00	62.00	0.16
HVAC PM	18.6%	6,000.00	1,116.00	93.00	0.23
Trash Removal	18.6%	8,000.00	1,488.00	124.00	0.31
House Meter Utilities	18.6%	13,000.00	2,418.00	201.50	0.51
Management Fee	18.6%	29,000.00	5,394.00	449.50	1.13
Postage & Courier	18.6%	150.00	27.90	2.33	0.01
Insurance	18.6%	6,000.00	1,116.00	93.00	0.23
Total			19,650.90	1,637.58	4.11
Real Estate Tax					
Real Estate Taxes	18.6%	12,938.00	2,406.47	200.54	0.50
Total			2,406.47	200.54	0.50
Total			22,057.37	1,838.11	4.61

Op. Ex. Estimated to increase by \$2-4/sf in 2024

Op. Ex. Is estimated to be \$10 – 12/sf upon real estate taxes being fully assessed in 2025