

LEASE INFORMATION

	1301 Medical Drive Suite A	1301 Medical Drive Suite B
<b>Square Feet</b>	+/- 3,000 *	+/- 1,500 *
<b>Rent (Monthly)</b>	\$5,250.00 **	\$3,000.00 **
<b>Security Deposit</b>	\$5,250.00	\$3,000.00
<b>Annual rent increase</b>	4%	4%

\* Tenant is responsible for verifying s.f.

\*\* Rent includes non-exclusive right to parking lot

**Tenant Responsibility**

Dumpster (monthly)	\$102.00	\$51.00
Bldg. Insurance (monthly)	\$186.11	\$93.06
Bldg. Taxes (monthly)	\$521.00	\$260.50
Grounds maintenance (monthly)	\$140.00	\$70.00
Utilities for exterior lighting	\$40.00	\$20.00
HVAC maintenance contract and repairs		
Pest control		
Tenant liability insurance		
Utilities		
Security System		
Interior maintenance		
Interior renovations		
Marquee for Sign		

**Landlord Responsibility**

Roof maintenance & repairs
Exterior painting
Parking lot repairs
Fire Extinguishers
Sign Base

For more information:

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