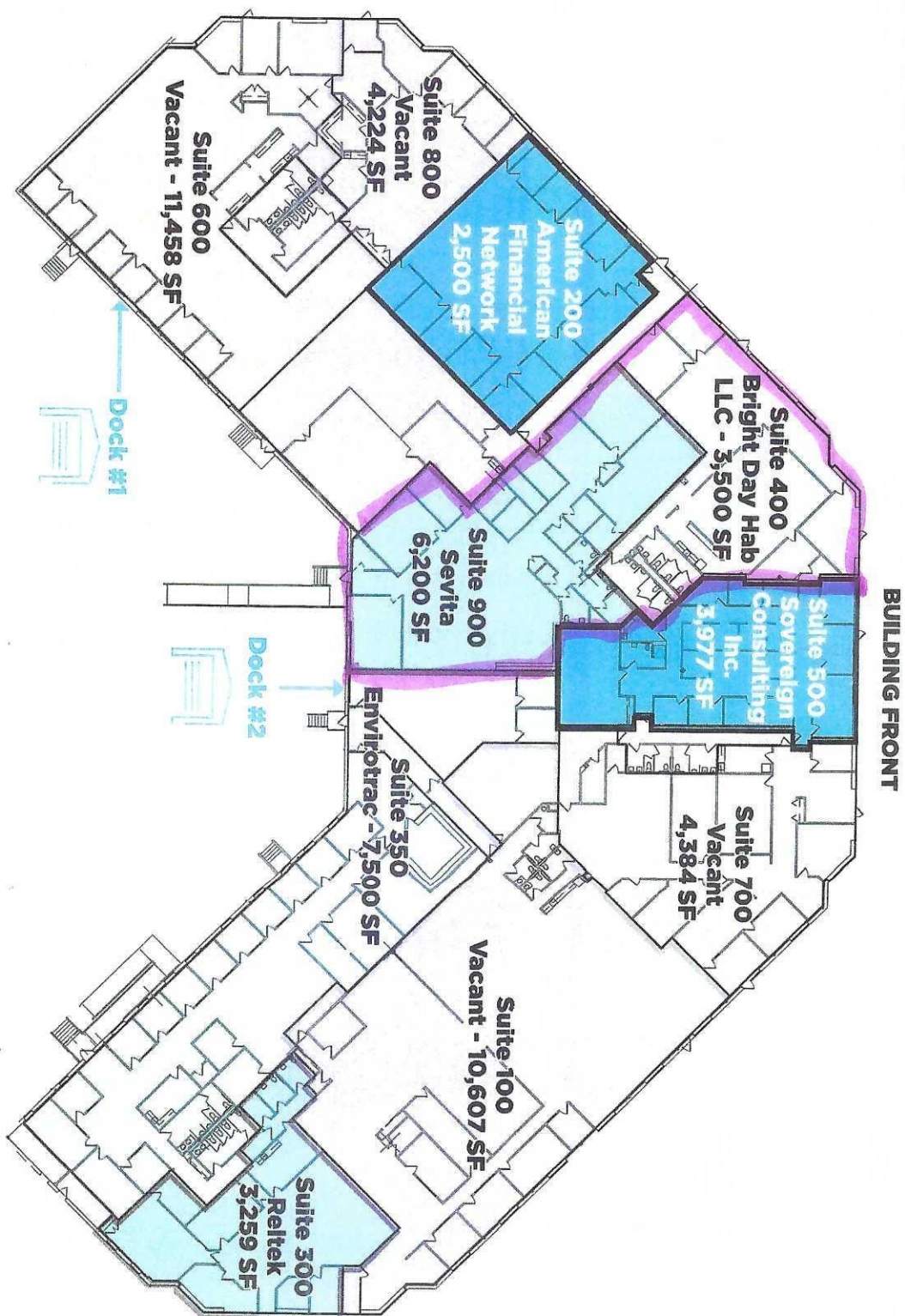
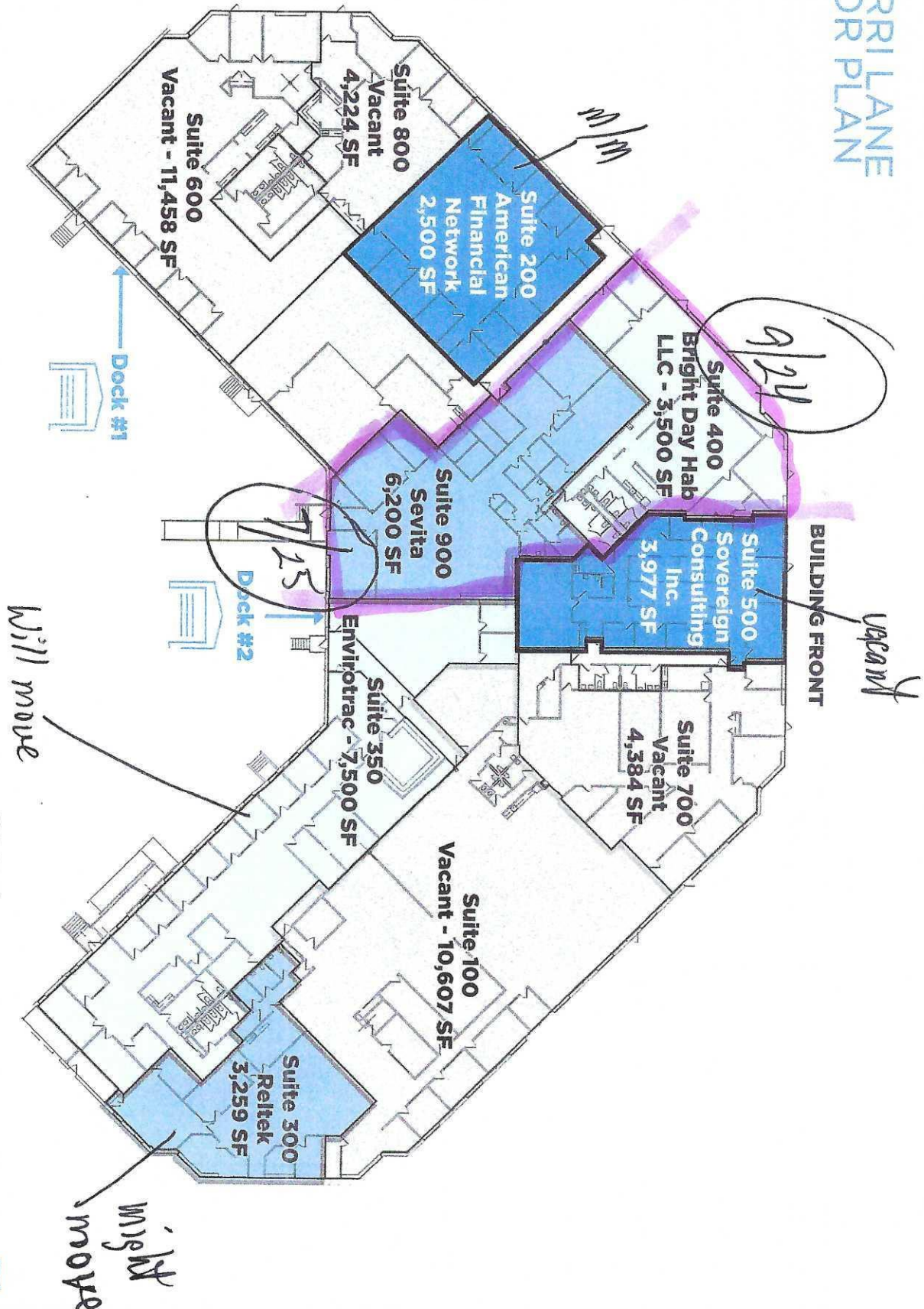


6 TERRI LANE FLOOR PLAN

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6 TERRI LANE FLOOR PLAN



2 & 6 TERRI LANE, BURLINGTON, NJ

RENT ROLL

2/23/2023

Colliers

RENT ROLL															
Building	Suite	Tenant	Leased SF	% of RBA	Lease Start	Lease Expiration	Rent PSF	Monthly	Annual Rent	Escalation Date	Escalation	Recovery	MLA	Option	WALT
2	125	Chemical Engineering [1]	16,060	19.3%	6/1/1988	8/31/2030	\$12.00	\$16,060.00	\$192,720	Apr-24	\$12.36	NNN	2 Office	-	7.52
										Apr-25	\$12.73	NNN			
										Apr-26	\$13.11	NNN			
										Apr-27	\$13.51	NNN			
										Apr-28	\$13.91	NNN			
		Apr-29	\$14.33	NNN											
		Apr-30	\$14.76	NNN											
6	200	American Financial Network [2]	2,500	3.0%	6/1/2014	4/30/2024	\$14.40	\$3,000.00	\$36,000	-	-	NNN	6 Office	-	1.18
6	300	RelTEK	3,259	3.9%	11/1/2012	2/28/2025	\$9.53	\$2,587.51	\$31,050	Mar-23	\$9.81	NNN	6 Office	-	2.02
								\$2,665.14		Mar-24	\$10.11	NNN	6 Office	-	
6	350	Envirotrac [3]	7,500	9.0%	2/1/2013	8/31/2023	\$9.00	\$5,627.58	\$67,531	-	-	NNN	6 Office	-	0.52
6	400	Bright Day Hab [4]	3,500	4.2%	10/1/2021	9/30/2024	\$10.81	\$3,154.00	\$37,848	Oct-23	\$11.14	NNN	6 Office	-	1.60
6	500	Sovereign Consulting [2]	3,977	4.8%	4/1/2008	4/30/2024	\$11.50	\$3,811.25	\$45,735	-	-	NNN	6 Office	-	1.18
6	900	Sevita (Mentor) [5]	6,200	7.5%	6/28/2010	7/31/2025	\$9.22	\$4,765.00	\$57,180	Aug-23	\$9.41	NNN	6 Office	(1) 3-Year	2.44
										Aug-24	\$9.60	NNN			
		Total Occupied Space	42,996	51.8%			\$10.89	\$39,005	\$468,064						3.71
6	100	Available	10,607	12.8%	-	-	-	-	-	-	-	-	-	-	-
6	600	Available	11,458	13.8%	-	-	-	-	-	-	-	-	-	-	-
6	700	Available	4,384	5.3%	-	-	-	-	-	-	-	-	-	-	-
6	800	Available	4,224	5.1%	-	-	-	-	-	-	-	-	-	-	-
2	100	Available	6,078	7.3%	-	-	-	-	-	-	-	-	-	-	-
2	200	Available (Chem)	3,264	3.9%	-	-	-	-	-	-	-	-	-	-	-
		Total Vacant Space	40,015	48.2%											
		Totals	83,011	100.0%											

Notes:

- [1] Per the latest amendment, Chemical Engineering has extended its lease until 8/31/2030 and will downsize from 19,324 SF to 16,060 SF. Chemical Engineering's renewal includes a buildout of their suite (refer to Chemical Engineering lease folder for tenant improvement list) and while the work is ongoing, Chemical Engineering continues to occupy the original 19,324 SF paying \$12 PSF NNN until the work is finished. The buildout will be the responsibility of the Buyer. In addition, the 9th amendment states that base rent shall be abated from 4/1/2023 - 8/31/2023.
- [2] American Financial Network and Sovereign Consulting are currently Month-to-Month while in renewal negotiations (expired 12/31/2022). Both tenants have been extended till 4/30/2024 for modeling purposes.
- [3] Envirotrac has an option to terminate their lease after (36) months with (6) months written notice to LL. With an expiration of 8/31/2023, notice must be given by 2/28/2023 and include (3) months' rent and unamortized improvement cost.
- [4] Effective after first year, both Bright Day and LL have an option to terminate the lease with 120 days notice.
- [5] REM has (1) 3-year option to renew the lease term at a rental rate to be negotiated at the time of renewal, but not less than the rent paid during the last year of the lease term (and provide LL with six (6) months prior written notice).

Prospective Buyers are solely responsible for performing due diligence and verifying facts. The material and information contained herein is based on information and sources deemed reliable; however, no representation or warranties of any kind is being made by the Broker, Seller or any of their representatives. Any reliance on the content of this Offering Memorandum and/or Due Diligence information is solely at your own risk.