

68 N. HIGH STREET BUILDING A SUITE 101
INFORMATION DESCRIPTION and GENERAL LEASE TERMS
2090 Square Feet Rentable

- Primary entry at front door
- Secondary entry a rear door

- Three large private offices plus conference space.
 1. Corner Office 105- 13'8" x 12'8"
 2. Corner Office 103- 12'8" x 10'
 3. Middle Office 104- 10'6" x 12'5"
 4. Conference Room 101- 15'3" x 9'

- 4 large exam rooms, used as lab or private offices
 1. Room 106- 11'3" x 12'
 2. Room 107- 8'8" x 12'1"
 3. Room 108- 8'8" x 12'1"
 4. Room 109- 8' x 11'3"

- Reception, Waiting Area and File/Server Room
 1. Reception- 10' x 9'
 2. Waiting - 15'3" x 13'3"
 3. File/Server Room- 8'8" x 12'

- A well-lit space with a total of 35 new flush mounted flat panel LED lights throughout
- Outside walls with ten large Pella windows throughout the suite
- The large entry flex space area suitable for client waiting, reception/admin work stations or conference
- Full Kitchen included as common area
- Separate File or Server room adjoining the admin or reception space
- Updated LED flat panel and can lighting throughout, low operational and maintenance cost.
- All rooms freshly painted
- New floor coverings, carpeting or Luxury Vinyl Tiles (LVT) through out

Square Feet Full Suite 2,090 square feet including pro-rata share of common area restrooms, kitchen hall corridors and mechanical rooms

Partial Suites Single or multiple suite combinations priced individually

Possession and Commencement: Immediate

Term Full Suite: Five years with 3% NNN rate increase beginning year 3

Term Partial Suite: 1 year then month to month thereafter for single suites
2 to 3 years for 2 or 3 multi suite combos

Security Deposit One month rent

Monthly Rent Full Suite \$4,119.00 Per Month INCLUDING CAM (utilities and operating expenses prorated)
Partial Suite \$450.00 to \$800.00 per suite (ALL INCLUSIVE)