



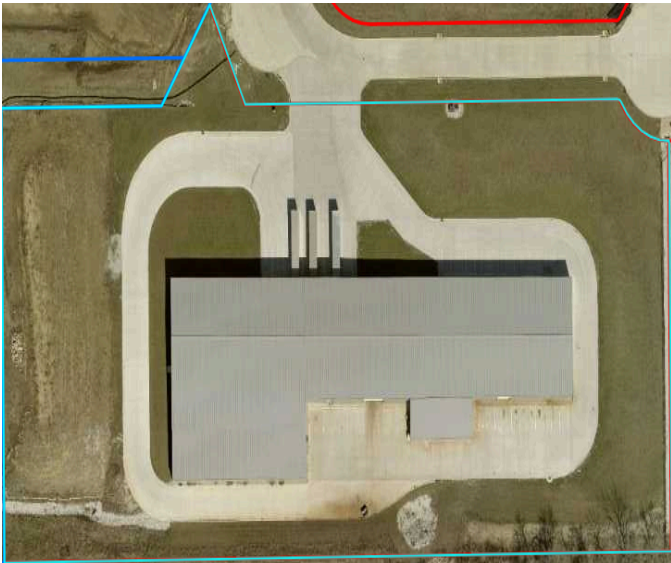
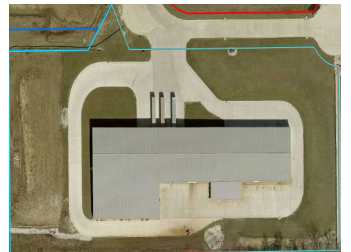
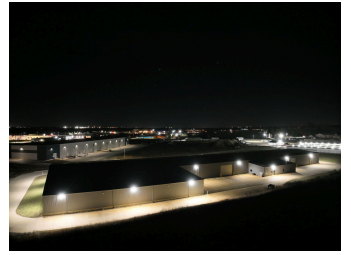
1110 Dina Ct.
Hiawatha, IA 52233
(319) 393-0900
pinnaclecommercial.net

3530 Marnie Ave. Waterloo IA 50701 | Suite B | NNN - Lease Summary

20' Ceilings	Heated	3 Loading Docks
3-Phase Power	LED Lights	Centrally Located

Rent Breakdown Suite B	Sqft.	\$ Sqft.	Monthly
Base:	22,800	\$5.50	\$10,450.00
CAM:	22,800	\$1.65	\$3,135.00
Insurance:	22,800	\$0.32	\$608.00
Taxes:	22,800	\$2.44	\$4,641.10
Total No Buildout:		\$9.91	\$18,834.10
Buildout:		\$0.00	\$0.00
Total incl. Buildout:		\$9.91	\$18,834.10

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