

**Owners: Buzzini, LP and BOKF, N.A. d/b/a Bank of Texas, as Trustee of the Southerland Trusts**

**3400-3410 OAK LAWN, DALLAS - RENT ROLL 9/12/2024**

<b>ADDRESS</b>	<b>TENANT</b>	<b>SECURITY DEPOSIT</b>	<b>RENT</b>	<b>SQ. FT.</b>	<b>PRICE/SF</b>	<b>LEASE INFO:</b>
3400 Oak Lawn	VACANT			1,644		23.658% of property
3402 Oak Lawn	Kosta Dino's	\$1,221.00	\$1,870.00	641	\$35.00	9/1/23 – 8/31/28; No options remain. Increases \$1/sf/year on 9/1; 9.37% of property total.
3404 Oak Lawn	Q. Thai Massage	\$5,384.00	\$4,137.00	1,360	\$36.50	7/20/22-7/19/27; Increase to \$37.50 on 7/1/26. (1) option of sixty (60) months to extend to the term of the Lease at a base rent of forty-dollars per square foot (\$40/sf) in years 6-7; forty-one dollars per square foot (\$41/sf) in years 8-9; and forty-two dollars per square foot (\$42/sf) in year 10. Written notice must be given no later than 120 days prior to expiration.
3406 Oak Lawn	uBreakiFix (UBIF)	\$3,234.00	\$2,772.00	981	\$33.91	2/9/2018 – 7/11/28 No options remain. 2/1/25 increases to \$34.94/sf; 2/1/27 increases to \$35.96/sf. 14.17% of property total
3408 Oak Lawn	Uptown Rx Pharmacy & Nutrition	\$3,218.00	\$2,697.75	981	\$33.00	3/1/2018 – 5/31/2025 No options remain. 14.11% of property total
3410 Oak Lawn	Wizard's CBD & Wellness	\$5,117.00	\$4,005.00	1,335	\$36.00	1/12/22 – 4/30/2027 1- 5yr option at market rate. 3/1/26 increase to \$38/sf. 19.211% of property total.
			<b>TOTAL LEASEABLE AREA</b>	6,949		

Cathy Flanagan, Gilchrist & Company Real Estate/Celtic Properties Company, 214-707-8885