

1430 S Dixie Hwy Suite 310

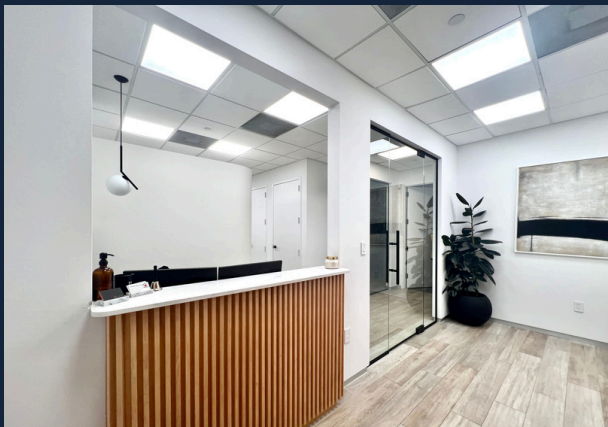
Coral Gables, FL



2,018 RSF (1,682 USF)

3-5 Years

\$36 RSF, Net of Electric



Terms & Conditions

Base Rent

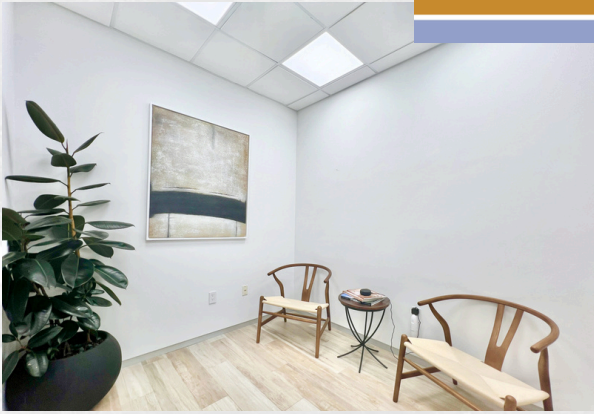
Shall increase by 4% a year on the anniversary of the commencement of the Lease.

Operating Expenses

This is a full-service lease, including common area maintenance, janitorial, water and sewer, real estate taxes, condominium maintenance and insurance, **net of electric**. Tenant shall pay any increases in operating expenses, real estate taxes and insurance above the Base Year, 2025, currently \$15.20 PSF. This amount is not added to the rent, but is already included in the Base Rent.

Security Deposit

Three months of Base Rent (\$18,162.00).



Parking

The unit has a total of three (3) assigned parking spaces. All parking is assigned by unit in the basement or second floor garages.

Building Security

Security Concierge in the lobby during daily business hours. Access to building controlled by card reader system.

Building Hours

7AM - 5PM M-F, but all owners and tenants have unrestricted access to offices 24/7.

Insurance

Tenant is required to carry liability insurance, naming the Condominium Association and the Landlord as Additional Insured for the full term of the Lease and any extensions.



Sally Baumgartner

305-491-4180 • sallybsez@yahoo.com