

Floor 2 available immediately. Landlord willing to do buildout or tenant can build out at their own cost. Cost per sq foot without buildout is 13.00 per sq foot. Floor 1 was recently completely remodeled.

Floor 2 tenant pays

1. gas
2. allocation of water
3. electric
4. allocation of trash at 50%
- 5. Annual increase of inflation applicable at 3%**

Landlord is responsible for installing:

1. HVAC system,
2. bathroom rough in (sewage and waterlines)

Side note:

Floor 1 is ideal for 3-person office. Willing to lease finished floor 1 at 24.00 per square foot. Contingent upon current tenant.

Security deposit

1. Credit check
2. Affiliation or franchisor waiver
3. In the event floor 1 is leased, landlord must have 24/7 access to mechanical room on floor 1